

INDIANAPOLIS
HISTORIC
PRESERVATION
COMMISSION



IRVINGTON
HISTORIC AREA PLAN



Cover Illustration: An early postcard portrays the Bona Thompson Memorial Library at Butler College, date unknown. Today the building houses the Irvington Historical Society. *Collection of Irvington Historical Society.*

IRVINGTON HISTORIC AREA

HISTORIC AREA PRESERVATION PLAN HA-35 (IRV)

A PART OF THE
COMPREHENSIVE PLAN
FOR MARION COUNTY, INDIANA

Adopted by the Indianapolis Historic Preservation Commission
October 4th, 2006

Adopted by the Metropolitan Development Commission
October 18th, 2006

Prepared by:

**Staff of the Indianapolis Historic Preservation Commission
1801 City County Building
200 East Washington Street
Indianapolis, Marion County, Indiana**

CREDITS



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City of Indianapolis

Maury Plambeck, *Director*
Department of Metropolitan Development

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Michelle Purvis, *Architectural Reviewer*
Ashley Payne, *Preservation Assistant*

FORMER STAFF

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Emily Mack, *Preservation Planner*
Victoria Redstone, *Architectural Reviewer*
Joshua Smith, *Preservation Assistant*

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Steve Cunningham	Jennifer Ruby
Paul Diebold	Tawn Spicklemire
Kent Hankins	Jud West
Dale Harkins	Thom Zimmerman

SPECIAL ACKNOWLEDGEMENTS

Steve Barnett & Paul Diebold
“Historical & Architectural Significance”

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FOREWARD



Architect John Stem designed and built Irvington Fire Station #25, located at 5430 East Washington Street, in 1903. Ironically, the firehouse suffered a fire shortly after its construction, but was soon repaired by the fire department. In 1958, Fire Station #25 was relocated to 17 South Sheridan Avenue and the structure on Washington Street was later torn down. Photo c.1910. *Collection of Irvington Historical Society.*





A page from *The Real Estate Gazette* depicts a number of Irvington landmarks, date unknown. Collection of Irvington Historical Society.

FOREWARD



Many of Indianapolis' historic neighborhoods have experienced a renaissance in recent years. The unfortunate disfigurement and/ or demolition of important historic structures are giving way to restoration, renovation, and sensitive new in-fill construction in response to a sense of preservation and the economic benefits of being a designated historic district. Such progress has encouraged other older areas to evaluate their own potential as a historic district to stem the tide of "tear downs" and inappropriate in-fill that destroys the historic fabric of structures and neighborhoods. Local Irvington merchants, residents and neighborhood groups have invested a great deal of time and effort in determining the value of becoming a designated Indianapolis Historic Preservation Commission (IHPC) district and its importance to the survival of Irvington's architectural and cultural heritage.

As one of Indianapolis' earliest street-car suburbs, the historic commercial structures along "The National Road" are important historically and architecturally and they play a key role in the revitalization of the commercial component of the neighborhood. The residential element of Irvington offers a variety of exemplary late nineteenth and early twentieth century architectural styles with the largest number of homes of any of the historic districts to date. Irvington has the benefit of parks and streams and the ambience of tall shade trees that represent the ideals of the residential suburban movement of the last century. Having been an early home to Butler University, Irvington also benefits from historic academic structures that provide a distinguished identity to the district.

The Indianapolis Historic Preservation Commission is responsible for working with the neighborhood to develop a historic area plan that establishes appropriate redevelopment goals, guidelines and standards to encourage development that respects the character defining features of Irvington. Every effort has been put into this document to make it specific to Irvington's unique character and re-development potential. The purpose of the Historic Area Plan is to establish a framework for revitalization of the area in a way that provides protection for residents and merchants that they may invest in Irvington with the assurance that the historic fabric will be retained and appropriately developed.

That protection is implemented through the IHPC process that is used in all districts. It is not always easy to come to a common agreement with the applicant, the neighborhood, and the commission as to what is the best design or approach. The Commissioners will strive to interpret the guidelines and standards of the plan with as much respect, fairness, objectivity, common sense, and consistency as the combined good judgment of the Commission membership can provide.

I am delighted to serve on as Irvington becomes a district with formal guidelines and a vision for the future. I congratulate those persons involved in the development of this plan and am grateful to have been involved.

James T. Kienle, FAIA
President
Indianapolis Historic Preservation Commission



In the 1930s, the Indiana Bell Telephone Company (now Ameritech) consolidated its telephone facilities and constructed this Art Deco facility to house its operations in 1937. Since its time of construction, several additions were completed and the main building has endured some modifications. The structure continues to house telecommunications operations. Photo taken c.1937. *From the Bass Photo Collection, Indiana Historical Society.*

INTRODUCTION



The Sara Davis Deterding Missionary Training School, which opened in Irvington in 1910, is depicted in an undated postcard. *Collection of Irvington Historical Society.*





An undated postcard depicts Butler College when it was located in Irvington. *Collection of Irvington Historical Society.*

INTRODUCTION

Irvington is a historic suburb located on the western edge of Warren Township, approximately five miles east of downtown Indianapolis. It is primarily a residential neighborhood that is bisected by Washington Street, a major east-west traffic thoroughfare.

Irvington was originally platted as an independent suburban town in 1870 but was annexed into the City of Indianapolis in 1902. The original plat of Irvington deviated from Indianapolis' typical grid layout and instead included a winding, picturesque street pattern that reflected the ideals of the Romantic landscape design era. Irvington today has more lineal blocks of brick streets than any neighborhood in the city, and its naturalistic plan is considered Indianapolis' largest and most developed example of Victorian Romantic landscape design.

Irvington is both architecturally and culturally significant to Indianapolis and Marion County. The area contains excellent examples of every major American architectural style from 1870-1950, including Italianate, Second Empire, Victorian Gothic, Queen Anne, Colonial Revival, and Tudor Revival. However, Irvington is perhaps best known for its fine collection of Arts & Crafts architecture, including the only known example of a Gustav Stickley-designed house in Indiana.

The educational and cultural significance of Irvington is perhaps just as remarkable as its architecture. In 1873, the area was selected as the new location for Northwestern Christian University, later renamed Butler University. From 1875 to 1928, Butler developed a campus in Irvington, which subsequently promoted a college-town atmosphere throughout the community. Although most of the campus buildings are gone, with the exception of the Bona Thompson Memorial Library, the intellectual spirit is still reflected in Irvington's many associations and groups.

Irvington was also the birthplace and home to the only historic art movement in central Indiana named for a specific place, the Irvington Group. In the early 1900s, this group of artists lived, met, practiced, and exhibited art in Irvington and today many of their homes and studios remain throughout the community.

For many years, the Indianapolis Historic Preservation Commission (IHPC) and its staff has considered Irvington an architecturally and historically significant area to the City of Indianapolis, Marion County. In 1987, the area was listed in the National Register of Historic Places. Spurred by the demolition of buildings along Washington Street, the Historic Irvington Community Council (HICC) initiated the local designation effort by creating a subcommittee, the "Irvington Historic Preservation Committee," which first met with IHPC staff in early 2001. The possibility of local historic designation was discussed to help manage demolition and insensitive alterations/land use. In October 2004, after three years of petitioning property owners and educating people about the IHPC, the HICC presented its petition for local historic designation. The IHPC agreed to allow staff to continue working with the HICC to develop a permanent Historic Area Plan and an Interim Historic Area Plan.

IRVINGTON HISTORIC AREA PLAN: INTRODUCTION

Developed and implemented in the Herron-Morton Place and St. Joseph Historic Districts, an Interim Historic Area Plan is a temporary plan that has limited regulations and serves as an intermediate step in the preservation planning process. The Irvington Historic Area Interim Preservation Plan was adopted by the Metropolitan Development Commission on December 15, 2004 and was in effect while this permanent Historic Area Plan was developed. The interim plan is now null and void.

In December of 2004, IHPC staff began working with the Irvington Historic District Steering Committee to develop this permanent preservation plan. Throughout the planning process numerous committee meetings and public workshops were held to educate the public about the planning process, inform them of specific recommendations and changes, and gain public input and feedback regarding the proposed plan.

Staff members of the City's Division of Planning – Subarea were consulted in the formulation of land use and zoning recommendations. The "Historical & Architectural Significance" section was updated by Paul Diebold, President of the Irvington Historical Society, and Steve Barnett, Executive Director. The "Building Inventory" was chaired by Jason Larrison and, at the time of publication, continues to be an on-going project due to the significant size of the Irvington Historic District. On October 4th, 2006, the IHPC approved the Irvington Historic Area Plan, which was adopted by the Metropolitan Development Commission (MDC) on October 18th, 2006.

The success of this preservation plan is the result of the cooperation of numerous neighborhood-based organizations, business owners, consultants, and volunteers. This dedicated group of people came together to achieve a common goal: to encourage sensitive new development and to protect the existing historic resources in Irvington. Their commitment to historic preservation has helped preserve a visual and physical piece of Indianapolis' history and ensured the existence of the city's architectural masterpieces for many years to come.

This plan has been prepared in accordance with the State Statute IC 36-7-11.1, which establishes and empowers the Indianapolis Historic Preservation Commission. After the approval of this plan by the Indianapolis Historic Preservation Commission and its adoption by the Metropolitan Development Commission as part of the Marion County Comprehensive Plan, the provisions and requirements of IC 36-7-11.1 and this plan apply to all property and structures within the delineated area.

HISTORIC AREA DELINEATION



The James Layman family owned the Audubon Court apartments, located at 5703 East Washington Street; the Layman estate was located due south. Photo taken in 1926. *From Bass Photo Collection, Indiana Historical Society.*





The Johnson House, date unknown. *Collection of Irvington Historical Society.*

BACKGROUND

The Irvington Historic District is located on the western edge of Warren Township and is approximately five miles east of downtown Indianapolis. The area is currently the largest locally protected historic district in Marion County, Indiana, and includes over 2,800 buildings and 1,600 parcels of land. The district is roughly bound by Pleasant Run Parkway, South Drive on the north; the northern edge of the B & O Railroad right-of-way, except Rawles Terrace between Audubon Road and Ritter Avenue, on the south; the west curblin of Arlington Avenue on the east; and the western lot line of 5330 Ohmer Avenue, to the west curblin of Ohmer Avenue, to the east curblin of Butler Avenue, to the north side of the Conrail right-of-way, and to the east curblin of Emerson Avenue on the west.

The boundaries encompassed in this plan are primarily based on the Irvington National Register Historic District Boundaries. The boundaries represent the original plat of Irvington and the greatest extent of the incorporated town that retains continuity. Although Ellenberger Park and Pleasant Run Creek are included in the boundaries of the Irvington National Register District, they have been excluded from this plan.

The following is an excerpt from the Irvington Historic District National Register of Historic Places Nomination:

The qualities that define the edge of this district relate directly to the integrity of the historic suburban town plats and additions of Irvington as a planned community. The boundaries consist of natural as well as man-made divisions.

The eastern edge of the district is defined as Julian and Johnson's Original Irvington Plat--Arlington Avenue. East of Arlington the area lacks the streetscapes which are associated with Irvington.

Traditionally, the southern boundary of Irvington has been the B & O Railroad right-of-way; however, the southern boundary turns north at Audubon Road to cut out Rawles Terrace and that section of Rawles Avenue, between Audubon Road and Ritter Avenue. Houses in the area removed are almost all too new to contribute to the district. The southern boundary also stops at Ohmer Avenue. This is due to a loss of integrity caused by the demolition of the Butler University Campus and the subsequent new construction on this land.

The western boundary, Emerson Avenue, marks the division between Warren and Center Townships, Irvington being located in the former. Furthermore, when Irvington had its own post office in the early 1900s, Emerson Avenue was used as the western edge of the mail area defined as Irvington.

AREA BOUNDARY

The boundary officially designed by this plan is described below and is depicted on the map on page 18.

Beginning at a point at the intersection of Pleasant Run Creek bed and North Arlington Avenue, the eastern boundary of the district runs along the west curblin of Arlington Avenue for nine and one-half blocks to the intersection of the B & O Railroad right-of-way.

The boundary then turns northwest and runs along the northern edge of the B & O right-of-way to the point of juncture with the eastern curblin of South Audubon Road and then turns north and continues along that line to the intersection of that part of Rawles Avenue west of Audubon Road.

The boundary turns west and runs along the north curblin of this section of Rawles Avenue to the western curblin of South Ritter Avenue. The boundary turns south and continues along the western curblin of South Ritter Avenue to the intersection with the B & O Railroad right of way.

The boundary then turns northwest and continues along that line to the western edge of Lot 31 of Downey and Ohmer's Woodland Park Addition at 5330 Ohmer Avenue.

The boundary then follows the western property line of 5330 Ohmer Avenue north to its intersection with Ohmer Avenue.

The boundary then follows the western curblin of Ohmer Avenue to the southern property line of Lot 3 of Collette's Resubdivision of Collette's Second University Addition (221 South Butler Avenue).

The boundary then turns westward and runs to the east curblin of Butler Avenue. It then turns northward along the east curblin of Butler Avenue and continues to the intersection with the north side of the Conrail right-of-way.

The boundary then runs west along the Conrail right-of-way to its intersection with Emerson Avenue.

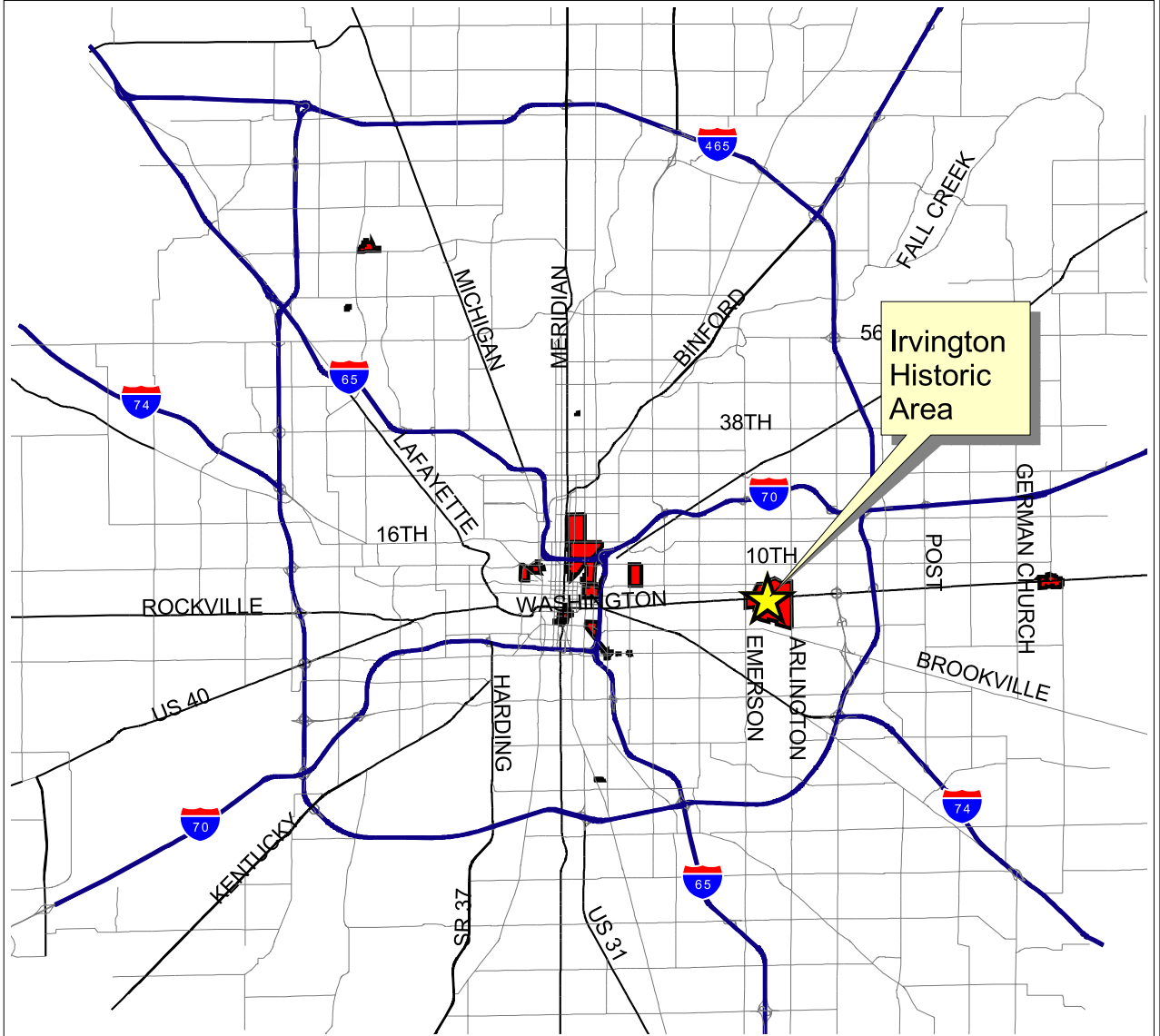
At the intersection of the right-of-way and the eastern curblin of Emerson Avenue, the boundary turns northward and extends to the north curblin of Pleasant Run Parkway South Drive.

The boundary follows Pleasant Run Parkway South Drive to the intersection with the southern curblin of east Michigan Street/Pleasant Run Parkway South Drive.

At the intersection of east Michigan St./Pleasant Run Parkway South Drive, the boundary turns eastward and runs to the west curblin of North Arlington Avenue at the point of origin.

General Location Map

Irvington Historic Area



Majorstr.shp
 Interstate
 Major Thoroughfare
 Primary Arterial
 Historic Districts-IHPC

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.

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August 17, 2006

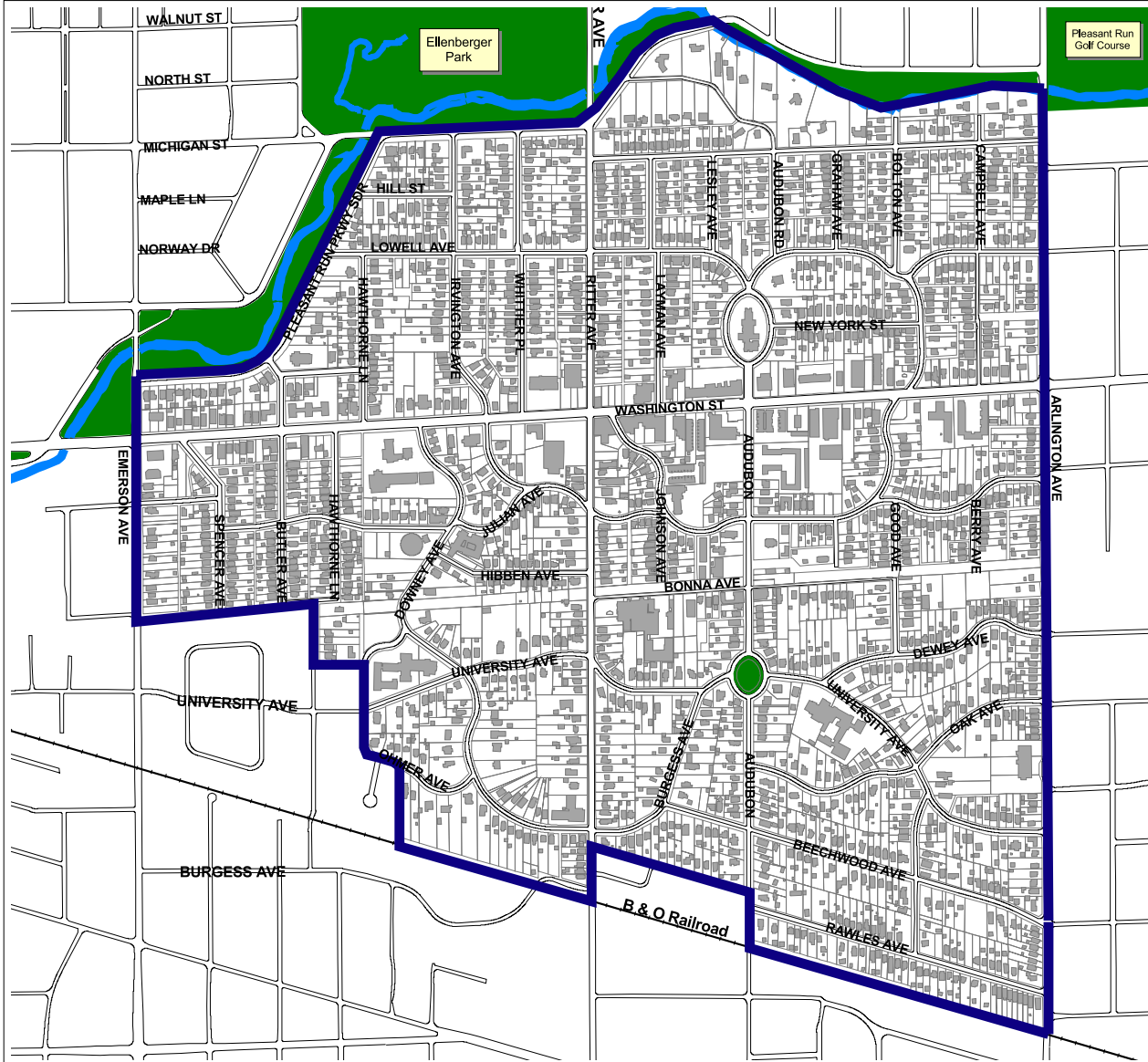
Produced By: The Indianapolis
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
Data Source: The City of Indianapolis
 Geographic Information Systems



Irvington Historic District Boundary Map

Indianapolis, Indiana



-  Proposed IHPC Boundaries
-  Historic Area Buildings
-  Historic Area Parcels
-  Streams
-  Parks

February 2006

Produced By: The Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis Geographic Information Systems

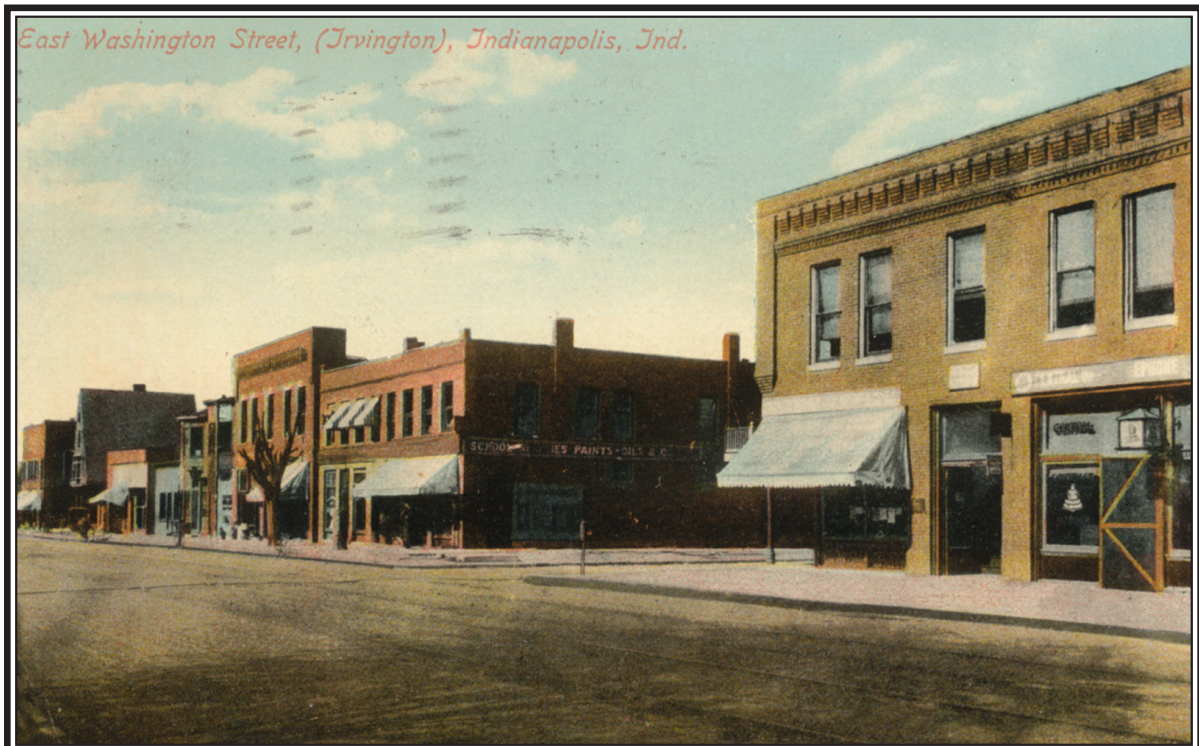
This map does not represent a legal document. It is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



HISTORICAL & ARCHITECTURAL SIGNIFICANCE



A postcard view of East Washington Street, date unknown. *From the Collection of the Irvington Historical Society.*





Kendall House, Audubon Road. *Collection of Irvington Historical Society.*

HISTORICAL SIGNIFICANCE



The Irvington Historic District is significant because it contains one of Indianapolis's earliest planned suburbs, as well as a section of Pleasant Run Parkway designed by George Kessler, the city's leading early-twentieth-century landscape architect. It is also significant because, as the site of Butler University from 1875-1928, it developed rapidly into a distinct college community that enjoyed many of the intellectual, artistic, and social activities associated with college towns. Architecturally, the district developed swiftly during the Butler era and retains a high percentage of residential, educational, and religious structures from that period. Except along Washington Street (U.S. 40/National Road) where constant growth and change have eroded some of the district's original commercial nature, the historic fabric of the district is remarkably intact with few changes and intrusions to alter its historic appearance.

Although the district's major period of historic significance is the late-nineteenth and early-twentieth centuries, it was populated as early as the first quarter of the nineteenth century. John Wilson arrived in the area from Connersville, Indiana, in 1820 and farmed eighty acres along Pleasant Run Creek west of what is now Hawthorne Lane. Later, as the National Road, now Washington Street, became an important route into Indianapolis from the east, Wilson built a ten-room inn on the northwest corner of present-day Washington Street and Butler Avenue (since demolished). Wilson's son-in-law, Aquilla Parker, owned and operated the inn during the 1840s and 50s. As family members passed away, or perhaps travelers at the inn died from illness, the Parkers developed a typical family cemetery behind their home at the southeast corner of Washington Street and Emerson Avenue. By 1906, Hilton U. Brown had bought the Parker home and in turn, sold the lot to artist William Forsyth. The cemetery remained and later, the Parker family remains were reinterred at a mass grave with a large marker in Crown Hill Cemetery. Headstones were not removed and it is believed that some burials may never have been moved. It is still classified as a cemetery by both the City of Indianapolis and State of Indiana, and survives as a reminder of Irvington's pioneer-era origins within the district.

Warren Township was created in 1822 and was joined as part of Center Township until sufficient population had settled in the area. In 1826, the first officers of Warren Township were elected. John Ellenberger arrived from Cincinnati in 1853, first renting 320 acres from the Sandusky family and then purchasing 180 acres of wooded land from Pleasant Run Parkway north to Eleventh Street. Part of this land is now preserved as Ellenberger Park, a part of the National Register historic district.

In June of 1870, Jacob Julian and Sylvester Johnson, both from Wayne County, Indiana, purchased from the Sanduskys the 320 acres Ellenberger farmed. They then divided the land into 109 lots, each of two or more acres. They combined this with an eighty-acre tract owned by Dr. Levi Ritter to form the "Town of Irvington." Instead of dividing the property into a straight forward, rectilinear grid, the founders developed a plan of gracefully curved streets that followed the natural topography and incorporated two oval open spaces. The south oval was designated a public park and remains so today; the north oval was to be for a "female college," but ultimately would be the site of a house and later a church. Julian and Johnson hired their friend, Robert Howard, the Wayne County Surveyor. Howard was a trained engineer and had designed Glen Miller, a public park in Richmond, with similar winding paths. In an account in the June 1908 Indiana Magazine of History, Johnson himself

stated that the plan was derived from Glendale, Ohio, not far from Wesleyan Female College, where Julian's daughter had attended school. Glendale was the first Victorian Romantic suburb in the United States (1851). In a broader sense, the plan was influenced by the nineteenth-century thought that prized the natural setting and the incorporation of picturesque landscape elements into a residential setting. In spirit, it is linked with such communities as Llewellyn Park (1853) in Orange, New Jersey, designed by A.J. Davis; Lake Forest, Illinois (1857), and Riverside, Illinois (1868), both designed by Frederick Law Olmstead. Interest in Romantic landscape planning had been expressed as early as 1849 by the widely influential landscape gardener, Andrew Jackson Downing, in *The Horticulturalist* and remained popular throughout the nineteenth century. It is interesting to note that Washington Irving, for whom Irvington was named, was a proponent of Romantic landscape ideas and served as president of a consulting board advertising the commissioners for New York City's Central Park.

Aside from its winding layout, there are physical reminders of the development of the community. After annexation, the City of Indianapolis used Barrett Law provisions to pave many Irvington streets with brick. Irvington Avenue, Layman Avenue, Whittier Place, and Bonna Avenue still retain this significant feature, installed in the first decade of the twentieth century. Limestone curbing and in some cases, granite corner curbs, augment portions of Irvington streets. Additionally, some sidewalks in Irvington retain distinctive ceramic street name tiles from this era and several sidewalks have bronze name plates from the original contractor.

Perhaps more remarkable than the naturalistic plan of Irvington was its locally unprecedented land use controls. Each purchaser of a lot in the community agrees to not build certain "vicious" buildings or allow certain uses on their land. Once the town incorporated in 1873, leaders would also aim to reinforce the natural beauty of Irvington by outlawing bird hunting and requiring lot owners to build sidewalks and plant street trees.

In September of 1871, Dr. Ritter made a small addition north of the original Irvington that extended the community to Pleasant Run Creek and thereby established the creek as the northernmost boundary of the suburb. In 1873, James E. Downey and Nicholas Ohmer made an addition south of Ritter's and west of the original plat that carried on the same meandering street pattern. In December of 1872, subdividing of the original two-acre lots began. This was further encouraged by the panic of 1873.

Tolerance of ethnic diversity was a unique social feature early in Irvington's history. The plat did not forbid African Americans from owning land; the abolitionist stance of nearly all the community's first land owners insured a degree of tolerance not likely seen in most central-Indiana small towns. Early census records show that African Americans lived in the district from the beginning. Perhaps the most visible monument to this is the stuccoed c.1915 Irvington Baptist Church at 231 South Good Avenue. This congregation formed in 1887 and it is speculated that the house at 5712 University Avenue may be the group's first sanctuary (what seems to be this house appears on 1889 Sanborn maps as a "negro church").

The social and cultural character of the new suburb was to a great extent set in July of 1873, when Northwestern Christian University, then located in Indianapolis's Old Northside,

decided to relocate to Irvington. The college hired Edwin May to design a main building, opened for use in 1875. In 1877, the institution's name was changed to Butler University to honor Ovid Butler, president of the university board for nearly twenty-five years. The university remained in Irvington until 1928, when it moved to its current location. During the 53 years that the university was located in Irvington, it was a significant cultural influence in the community. Also, Northwestern Christian had a policy of admitting persons regardless of race or gender, which suited the thoughts of Julian and Johnson well. The practice continued throughout the school's tenure in Irvington.

Butler faculty, administration, and staff lived throughout the district in residences such as the Howe-Kingsbury-Spiegl House at 317 Downey Avenue, as well as a variety of more modest structures. The Benton House at 312 South Downey Avenue is named for owners Dr. Allen and Silence Benton. Allen Benton served two terms as president of Butler in the late-nineteenth century; Silence was active in the Disciples of Christ church and wrote devotion literature from her library in the home. Many Butler employees lived in the numerous bungalows scattered throughout the district or in some of the American Foursquare houses built to accommodate the increased demand for housing. A number of houses were rented by "Greek" student organizations, and a few were originally built as fraternity or sorority houses. In the early 1920s, the Pi Beta Phi sorority occupied 275 South Audubon Road, a distinctive Arts & Crafts-style house. Butler President Robert Aley lived in 59 North Hawthorne Lane for a time during the college's last years in Irvington.

The university itself was responsible for the construction of a number of buildings. By 1909, six buildings existed on the Butler campus. Today, only the Bona Thompson Library building remains, which was built between 1902 and 1903 to the design of the architectural firm of Dupont and Johnson. The Bona Thompson building also served as the Irvington branch library from 1903 to 1914, when the library board relocated the branch to a storefront on East Washington Street.

During the same period, Butler was influential in the training of Christian missionaries. In 1910, the Sarah Davis Deterding Missionary School opened in Irvington. Many of its students took courses at Butler and by 1919, the two institutions shared twenty-eight faculty members. Charles T. Paul was the long time director of the missionary school. The Paul family lived at several addresses in the district, including one of the doubles on University Avenue just one-half block east of the school. Among its faculty at this time was Christopher B. Coleman, a Yale University graduate and history professor who later became director of the Indiana Historical Bureau, secretary of the Indiana Historical Society, and acting director of the Indiana State Library. Also on the faculty was David Starr Jordan, an avowed evolutionist, who taught botany and zoology during the 1870s. In 1928, the United Christian Missionary Society purchased the Deterding Missions Building to use as the national and international headquarters of the Disciples of Christ, and in 1940 the society expanded into the vacant Bona Thompson Library. The two buildings were joined by an addition in the 1950s, while additions to the old missionary school in 1946 and 1958 filled the entire block. As the headquarters of the Disciples of Christ, the complex housed its own print shop, a full post office branch, a ham radio broadcasting office, banks of telex machines, a 1909 chapel, a 1950s auditorium, numerous social welfare non-profit groups, and offices for church

programs. Many former field missionaries who were supported by staff of the Deterding Missions Building came to work at the building and live in Irvington.

The construction of the Board of Church Extension Building at 110 South Downey Avenue in 1958 was an outgrowth of the activities of the Disciples' activities in the Deterding Missions Building. Unfortunately, the project claimed the Second Empire Scot Butler House. Nonetheless, this "building in the round" as Irvington residents call it, is distinctive in design and fits the scale of the community well. Architects Charles Betts and Rollin Mosher, staff members of the Disciples, designed the building.

Irvington was a leader in the boy and girl scouts movement and scouting perhaps bridged the gap between Irvington's appreciation of nature and the community's educational bent. Francis Belzer was the first president of the Central Indiana Boy Scout Council in 1913; the Belzers lived in the well-preserved Queen Anne-style house at 320 South Audubon Road for many years starting in 1904. The Irvington Presbyterian Church was the meeting site for the first Girl Scout troop in Indianapolis.

The natural setting and intellectual climate of Irvington attracted a group of Hoosier artists who, during the 1920s and 30s, became known as "The Irvington Group." The group became very influential in the development of art in Indiana and the greater Midwest. One member of the group, William Forsyth, achieved an international reputation. Ten exhibits of the group were held at Carr's Hall, a large meeting room on the second floor of Silas Carr's automobile showroom at 5436 East Washington Street (the building was demolished following a 1999 fire). Among the artists who exhibited as part of the Irvington Group were Simon Paul Baus and his son, Paul; Carolyn G. Bradley, an art instructor at Manual High School; Alice D. Cook; Robert C. Craig, an art instructor at Arsenal Technical High School; Constance Forsyth and her father, William Forsyth; Martha Lee Frost; Helene Hibben and her brother, Thomas; William F. Kaeser; Dorothy Morlan; Frederick Polley; Robert Selby; Clifton Wheeler and his wife, Hilah Drake; and Charles Yeager. Many of their works of art featured scenes along Pleasant Run.

William Forsyth, who lived at 15 South Emerson Avenue (demolished), studied at the Indiana School of Art and the Royal Academy of Munich, Germany. In addition to his association with The Irvington Group, Forsyth was a member of The Hoosier Group, whose membership included such famed artists as T. C. Steele. Along with other Irvington artists, Forsyth supervised the artists who installed the murals in the Burdsal units of what is today Indianapolis' Wishard Hospital.

Clifton Wheeler studied art under William Forsyth and in New York under William Merrit Chase. Upon his return to Indianapolis, Wheeler taught art at the Herron School of Art and Shortridge High School. He was also the artist of the original mural above the Circle Theater marquee that was restored in the 1980s. Wheeler and his wife, Hilah Drake, lived and had their studio at 5317 Lowell Avenue.

William Kaeser, probably the youngest member of The Irvington Group, was born in Durlach, Germany. In the 1930s he was commissioned to paint a mural for the Pendleton,

Indiana post office. Kaeser and his wife, Mildred Joslin, resided at 316 South Audubon Road.

Helene Hibben primarily worked in sculpture. Her most famous piece, a bas-relief of Hoosier poet, James Whitcomb Riley, is in the permanent collection of the Library of Congress in Washington, D.C. Hibben lived at 5237 Pleasant Run Parkway, where she also conducted pre-school classes for children.

By 1939, the artistic activity in Irvington was waning. William Forsyth, the “Dean” of the Irvington Group, had died in 1935, and other members, such as Frederick Polley and Carolyn Bradley, had moved away. The 1938 annual exhibit of the group was at first postponed and ultimately, never put together. The heyday of the group had passed, but many of the artists continued to live and work in the community decades afterward.

Another artist who was not a member of The Irvington Group but who lived in the community was the influential cartoonist, Frank “Kin” Hubbard. Hubbard lived at 5070 Pleasant Run Parkway North Drive from 1909 to 1928. Hubbard created the comic panel, “Abe Martin of Brown County,” which he first introduced in 1904 in *The Indianapolis News* and syndicated in more than 300 newspapers across the country prior to his death in 1930.

Later in the twentieth century, artists continued to be attracted to Irvington. Garo Antresian was a world-famous lithographer who taught at Herron Art Institute in the 1950s. Antresian literally wrote the book on lithographic technique while teaching at Herron and living at 5903 East Pleasant Run Parkway in Irvington. His writings on lithography are still required reading for aspiring printmakers at most art schools in the United States.

Irvington also served as the home of a number of significant authors during the early-twentieth century, many of them women. Lucille Morehouse bridges the gap between art and writing; she was a long-time fine arts writer for the *Indianapolis Star* in the 1920s and 30s. Morehouse lived in the district at 5958 Beechwood Avenue. Five of the ten known female authors who lived in the district should be cited. Grace Julian Clarke, niece of Irvington founder, Jacob B. Julian, received her degree from Butler University. She was a founder of the Irvington Woman’s Club in 1892 and a weekly contributor to the *Indianapolis Star* for 18 years, where she was the first female columnist. In 1902, she authored *Some Impressions*, her perspective of her father, George W. Julian, and in 1923, she wrote a biography of her father. In addition to her literary accomplishments, she also was appointed head of Indianapolis’s first employment office by President Woodrow Wilson and in 1931, was appointed to the Indianapolis City Planning Commission. She resided at 115 South Audubon Road.

Augusta Louise Stevenson, born in Patriot, Indiana, also received her degree from Butler University. Although she taught for a number of years in the Indianapolis Public School system, her primary recognition is as a pioneer in dramatizing historical events for children and as author of dozens of children’s books. Among her works are the 1913 *Children’s Classics in Dramatic Form* and the 1916 *Dramatized Scenes from American History*. Although Stevenson lived in Irvington for the major part of her life, both of her residences at 5797 and 5803 East Washington Street have been demolished.

Other women who contributed to the community's literary life included Butler graduate Lucille Carr from Clark County, Indiana; Evelyn Mitchell Butler, daughter of Butler University president Scot Butler and granddaughter of Ovid Butler, for whom the university was named; and Irvington native Jean Brown Wagoner, who was also a Butler graduate. Wagoner's children's history series were used nationally, bringing history to life for a generation of baby boomers.

Men also contributed to Irvington's literary scene. George Cottman is often called the "father of Indiana history" for his leading role in the serious study of Hoosier history. The Cottmans moved to Irvington for its scenic beauty and intellectual atmosphere. While living in Irvington, Cottman conceived of the idea of a new periodical on Indiana history. He called it the *Indiana Magazine of History*. He edited and printed the first few years of the publication in his Irvington home at 336 North Ritter Avenue, utilizing a backyard shed to house his small printing press. The *Indiana Magazine of History* is generally accepted as the leading scholarly journal of its kind in the state.

ARCHITECTURAL SIGNIFICANCE



The architectural significance of Irvington lies in the fact that the residential fabric of this once-suburban community remains as an intact display of characteristic style from the late 1800s through 1930. The district contains one of the heaviest concentrations of bungalows and single and double American Foursquares on Indianapolis's east side.

At one time, Irvington had the finest collection of Second Empire-style buildings in central Indiana. About ten houses, as well as the community schoolhouse (burned in 1903), were built in the style. Unfortunately, only a handful exist today. The Benton House, located at 312 South Downey Avenue, is the best example. Nicholas Ohmer built the house as a speculative venture and as noted earlier, the house is also famous for its connections to Butler University. More cottage-sized, the Benton House appears to have a link to a popular house pattern book, *Bicknell's Village Builder*. A design of the house appears in the book, however without credit. It is difficult to know whether Ohmer based the house on the book pattern, or vice versa. In June of 1966, the house was purchased by the Irvington Historical Landmarks Foundation Inc., and was listed in the National Register in 1973. It presently serves as a community meeting place for Irvington clubs and as a museum of the Victorian era. The c.1873 house at 250 South Audubon Road is also a Second Empire-style example, though it was altered with the addition of face brick in about 1920.

Italianate-style houses include the Julian-Clarke House and the Robert Blount House at 5470 University Avenue. The Julian-Clarke House features sheet metal window hoods, an arcaded porch, a two-story bay window, and a bracketed roofline. It is one of a very few houses in the district to retain a large portion of its original two-acre lot. When the house was built in 1873, George Julian had just completed five terms as United States Representative for east-central Indiana. He would later serve as Survey-General of New Mexico under President Grover Cleveland. In 1899, Julian died and the house passed to his daughter and son-in-law, Grace and Charles B. Clarke. Following the death of Mrs. Clarke, the house served as the Huff Sanitarium from 1944 to 1973. Only minor alterations were made to meet the facility's needs. The house was purchased by Historic Landmarks Foundation of Indiana and sold to the Taylor family, who has restored it as a single-family residence. There are frame examples of Italianates located at 345 North Audubon Road, 325 South Audubon Road, and 352 North Ritter Avenue.

Victorian Gothic was a less popular alternative. The district includes two such houses that are unique in Indianapolis. Eudorus Johnson was town co-founder Sylvester Johnson's son. Eudorus was the long-time Marion County Auditor, and he chose to build at 5631 University Avenue, facing Irving Circle Park. The house makes an impressive statement with its massive wood gable trusses, stone window hoods, and two towers—one circular and the other polygonal. Chauncey Butler owned the house at 359 South Ritter Avenue, a wood-frame Victorian Gothic house with large porch. Once used as a boarding house for Butler co-eds, Hilton U. Brown claimed that many of the romantic matches in Irvington could be credited to the presence of this house.

Numerous cottages and vernacular Queen Anne structures are found throughout the Irvington district. The most modest of these are located on Bonna, Good, and Burgess Avenues and were generally occupied by day laborers. The cottages located at 324 Burgess Avenue, 114

South Good Avenue, and 5717 Bonna Avenue are three typical examples of day laborer housing. The gingerbread details of 324 Burgess and 114 South Good highlight the otherwise simple frame cottages. The ornamental treatment of both structures is very similar; they both have gables decorated with gingerbread and drop pendants, both have sawn attic vents, and both have wood brackets. 5717 Bonna Avenue represents a very simple cottage highlighted by three wooden brackets supporting the roof overhang, the turned porch posts, and two-over-two, double-hung, sash windows.

Vernacular one-and-a-half story cottages appear throughout Irvington. The striking similarities between 109 South Graham Avenue, 321 North Whittier Place, 315 Lesley Avenue, and 5823 Lowell Avenue suggest the use of pattern book designs. All four houses display cross-gabled roofs with cornice returns, front porches, clapboard siding, and similar window surrounds. Variations appear in the form of window and door locations and the use of fishscale shingles.

Modest one-and-a-half story frame residences, such as 322 North Ritter Avenue, typify houses found throughout the district built to meet the need of housing created by Butler University. 322 North Ritter also exhibits the kind of Craftsman-influenced details that gave these structures their individual character. Irvington was a leading community in the Arts and Crafts movement in Indianapolis. The Recker House at 59 North Hawthorne Lane is one of the first bungalows to be featured in the *Indianapolis Star*. Carlos and Anne Recker obtained plans from Gustav Stickley's Craftsman Home Builders Club to build the house in 1909. Both were graduates of Butler in Irvington; Anne was former president Scot Butler's daughter and Carlos operated an Arts and Crafts furniture store in downtown Indianapolis. Though covered with aluminum siding, the house nonetheless retains much of its authentic Craftsman lines. The Layton Allen residence, 28 North Audubon Road, illustrates the high degree of sophistication the bungalow form could achieve in the hands of a skilled architect. Marshall Van Arman was architect of the Thornton House at 75 North Audubon Road. This Arts and Crafts landmark house features glacial boulders pressed into concrete for the porch and lower walls, as well as the extensive stone fence surrounding the lot. Others would also use boulder work for their homes. The Knapp House at 151 South Downey Avenue is an excellent example of the rustic Craftsman style, designed by Walker Weesner, an architect for Bell Telephone and an Irvington resident. Indianapolis architect Charles H. Byfield designed 5621 Beechwood Avenue for William Forsythe, a railway clerk, in 1911. This house exhibits strong influence from Frank Lloyd Wright's Prairie Style, with its low, spreading lines, rationalized stucco and timber panels, deep open eaves, and large porch. Other Irvington Arts and Crafts-style homes were executed in stucco. George Hoagland, an Indianapolis architect, designed the Wheeler family home at 5317 Lowell Avenue. Katherine Merrill Graydon, distinguished professor of English at Butler, hired Herbert Foltz to plan her 1908 stuccoed Craftsman house at 303 South Downey Avenue.

Craftsman-style houses and Craftsman-influenced bungalows are found in abundance within Irvington. This can be attributed, in part, to the style's appeal as a middle-class dwelling. The simplicity of its design allowed the house to be easily constructed using local materials and craftsmen. The houses at 303 South Downey Avenue, 5834 University Avenue, 322 North Ritter Avenue, and 5949 University Avenue, depict many characteristics of Craftsman

styling. Each of these houses possesses knee braces supporting low, overhanging roofs with wide eaves. Rafter tails and purlins are also visible.

Five bungalow designs, typical of the Irvington area, are 447 North Audubon Road, 5908 University Avenue, 5830 University Avenue, 339 North Whittier Place, and 72 North Ritter Avenue. Centrally located shed dormers are common to all of the examples except 447 North Audubon Road, which has a gabled dormer. Each house possesses the typical bungalow characteristics of overhanging, gabled roofs that extend to cover the porch. The porch supports consist of heavy piers, the majority of which are brick. 447 North Audubon Road, 5830 University Avenue, and 5908 University Avenue were all stained a natural dark brown, another bungalow characteristic.

American Foursquare houses are also common in Irvington. A large number of Foursquares were built as duplexes in response to the Butler University demand for housing, such as 5618-5620 Lowell Avenue. An inexpensive style to build, the Foursquare is said to offer the most house for the least price. As a single family structure and as a duplex, we find this style on virtually every corner, street, and avenue of the district. 60 North Ritter Avenue, 270 South Ritter Avenue, and 5962 Oak Avenue, typify the Foursquare style through the use of low-pitched, hipped roofs, centrally located hipped dormers, and a simple square shape.

The numerous Foursquares interspersed among the bungalows, Queen Anne houses, and vernacular cottages complete the impression of residential design cohesion. Similar in scale and materials and sharing certain stylistic features, such as roofs with deep overhangs, dormers, and the frequent appearance of front porches, American Foursquare houses melded well into the typical Irvington streetscape. A comparison of 5962 Oak Avenue with the already mentioned 322 North Ritter Avenue demonstrates how well these two residential forms complement each other. Residences in different styles, such as the Colonial Revival house at 410 North Audubon Road and the Neoclassical Graham-Stephenson Residence at 5432 University Avenue, offer variation to the overall design unity of the district while still contributing to its turn-of-the-century character.

Colonial and Georgian Revival styles may likewise be seen in Irvington. 410 North Audubon Road contains such elements of Colonial Revival architecture as symmetry, a side-gabled roof, and an emphasis on the central doorway articulated by classical features. The Abendroth-Oberholtzer House at 5802 University Avenue is essentially a Foursquare design with its symmetrical shape and central, gabled dormers. However, architectural details echo the Georgian Revival style. Dentil molding is located at the roofline of the house and porch. The porch roof is supported by eight Doric columns. The Howe-Kingsbury-Spiegel House at 317 Downey Avenue was built in 1904 by Will David Howe, an English professor at Butler University. The two-and-a-half story, rectangular house contains several typical qualities of Georgian Revival architecture. The central bay of the main facade is slightly projected and articulated by pilasters. The gambrel roof has two pedimented, gabled dormers on the main facade. The centrally located portico's roof is also pedimented and supported by Doric columns.

Other styles represented in Irvington are Neoclassical and Free Classic. The most recognized Neoclassical structure is the Graham-Stephenson House at 5432 University Avenue. The house was originally built in 1889 by William H. H. Graham, the American consul to Winnipeg, Canada, appointed by President Benjamin Harrison. In 1921, while still under the ownership of the Grahams, the house was rented by the Kappa Kappa Gamma Sorority of Butler University. Two years later, the house was purchased by David Curtis Stephenson, head of the Indiana chapter of the Ku Klux Klan. Stephenson remodeled the house by creating the present south (main) facade and adding a four-car garage on the lot behind the house. In the late 1920s, it was again a fraternity chapter house, first for Chi Rho Zeta, and then for Phi Delta Theta. After a brief time as a restaurant and many years as a multi-family home, it is currently maintained as a private residence. The two-and-a-half story wood frame structure is built with a square footprint. Four Ionic columns support the portico's roof, which is topped by a wooden balustrade. The front door contains an etched-glass window by Ivan Pogue, a descendant of one of Indianapolis's first settlers. The house was listed in the National Register of Historic Places in 1982.

The Hackleman-McNutt House at 5438 East Lowell Avenue and the house at 307 South Audubon Road exemplify the Free Classic style of architecture. The pedimented porch roof, gabled dormer with returns, Palladian windows, and Doric columns are characteristic traits of the Free Classic style. The Zimri Bennett House at 307 South Audubon Road was constructed in 1908. The cross-gable peak of the main facade is highlighted by an ornate wood panel and oval window. The centrally-located, paired, double-hung sash windows are framed by three engaged Ionic columns.

Builders filled what few lots remained in Irvington with smaller Tudor or Colonial Revival cottages in the 1920s, 30s and 40s. Several of these appear to be "kit" houses – made from pre-cut lumber and shipped to Irvington by rail. The house at 50 South Butler Avenue conforms to the Sears "Avalon" model, an Arts and Crafts/Prairie bungalow. On the Parkway at 5315 Pleasant Run is a brick-faced English cottage, the Sears "Stratford" model. Another probable Sears house was destroyed in 2004 by a natural gas explosion.

Larger structures also contribute to the historic integrity of the district. The Irvington United Methodist Church, the Irvington Public School Number 57, and the apartment buildings such as the Victoria, though larger in scale, are interspersed into the residential fabric in such a way that they confirm rather than detract from the visual cohesiveness of the district. The English Gothic Revival Irvington Presbyterian Church is the other major church in the district. Merritt Harrison, a congregation member, was the architect. The previously mentioned Bona Thompson Memorial Center at 5350 University Avenue has great architectural significance in addition to its historical significance. While the old Federal Building downtown is often cited as the earliest example of monumental classicism in Indianapolis, Bona Thompson Library actually predates the old Federal Building.

The educational needs of Irvington were met by two public elementary schools: the previously mentioned George W. Julian School Number 57, and George B. Loomis School Number 85. The George W. Julian School, located at 5439 East Washington Street, is a Renaissance-inspired, two-story, square structure of red brick. The impetus to move the

school to the new Washington Street business/civic corner came in 1903, when the old Irvington School facing Irving Circle Park suffered the second fire in its history. With the construction of a new firehouse (long since demolished) across Washington Street, the new school would be safe. The main facade, which faces Washington Street, is symmetrically divided into three elements by two arched entrances with limestone surrounds. Above each arch is a single window with a limestone balustrade. Stone stringcourses surround the structure at the first and second floor levels. The second floor windows have stone lintels and sills. Herbert Foltz designed the original 1903 building plus subsequent additions into the 1920s. The George B. Loomis School (1928), located at 338 South Arlington Avenue, is a flat-roofed, red brick structure highlighted by a crenellated parapet. The parapet displays diamond-patterned brick work. The main facade contains nine bays, four on each side of the central entrance pavilion. The north facade contains one central entrance bay. Above the limestone-trimmed entrance is a large window; above the cornice is a blank stone tablet. The west facade contains nine bays with two small, one-story brick additions on each side of the central bay. Charles Byfield was the architect. IPS closed the school in the mid-1990s and a private owner converted the school into office and meeting space.

Public buildings are randomly scattered throughout the district and incorporated alongside residential properties. The Marion County Children's Guardian Home has existed at 5751 University Avenue since 1898. The present structure was planned in a modified Georgian Revival style in 1915 by Herbert Foltz. It sits two-and-a-half stories tall on a raised basement. A limestone stringcourse divides the basement from the first floor. The parapet is capped in limestone. Limestone and brick voussoirs accent the first floor windows. All of the windows are double-hung sash replacements with wood frames and limestone sills. Above the main door is a broken limestone pediment. Below the pediment are two double-hung sash windows with limestone surrounds that flank a limestone garland and medallion. A flat entablature with dentils rests below the windows and is supported by limestone scrolled brackets. The door is framed in wood with a curved, broken pediment which features an urn. Small brackets and rope moldings are located on each side of the door. Authorities finished a major rehabilitation and large, new additions in 2002.

Of the numerous churches within the Irvington district, two are particularly worthy of mention. The Irvington Presbyterian Church and the Irvington United Methodist Church were both constructed prior to 1930. The Irvington Presbyterian Church, located at 55 South Johnson Avenue, was constructed in the late-Gothic Revival style. The church, which was officially dedicated on March 10, 1929, was designed by architect Merritt Harrison. The structure is three stories tall and is constructed of split-face Indiana limestone built on a Latin cross plan. The high-pitched gable roof is slate covered. The nave is divided by buttresses into five bays, each with a Gothic-arch window with tracery. The recessed double doors of the main facade are flanked by two copper lanterns.

The Irvington United Methodist Church, located at 30 North Audubon Road, was originally built in 1906 as the Tudor Revival-style Forrest-Howe House. In 1914, the house was purchased by Thomas Carr Howe, president of Butler University from 1908 to 1920. He sold the house to the church in 1924. That same year, architect Herbert Foltz was commissioned to design an addition to the original residence. Formal dedication of the church additions

occurred on September 12, 1926. Two later additions were made to the church, one in 1957 and the other in 1962.

When Citizen's Street Railway and the interurbans began service along East Washington Street, the old National Road became mixed in use with a strong commercial node at Ritter Avenue and Washington Street. The oldest remaining building (c.1903) at the northeast corner of Ritter and Washington originally served as Irvington's post office and as a news stand. It also housed the offices of local doctors. By 1905, the primary commercial location was moving from South Audubon Road close to the Pennsylvania Railroad Depot to Washington Street. Edward Hecker's Print Shop, located at 5237 East Washington Street, was among the first new buildings constructed on the street. Three bays wide, the painted white brick and block light-industrial structure is one story with a flat, sloping roof and parapet facade. The flat-iron shaped Irvington Masonic Temple remains as testament to the street's long-term commercial significance. Designed by architect Henry Bacon in 1921, it once housed the local post office as well as lodge spaces on the second floor. The 1913 Irving Theater is one of the oldest remaining neighborhood theaters in the city. Apartment houses on Washington Street, like Audubon Court, allowed young couples or single persons to enjoy access to Irvington and easily work downtown. The growth of Washington Street as a commercial corridor came during the Butler era. The block of buildings from 5616 to 5648 East Washington Street was built in 1927, designed by architect Art Fleck. The Tudor Revival complex contains a variety of stores housed within the brick façade, which has cross-gables with half-timbers and stucco infill.

The development of Pleasant Run Parkway in the 1920s to the design of landscape architect George Kessler, carried on the spirit of Romantic landscape design found in the original plat. Kessler also returned to the use of larger lots intended as part of the original design by Irvington platters. Thus, the architecture along the parkway, while stylistically similar to that of older parts of the district, often appears somewhat grander because of the greater spaciousness. It is, nonetheless, visually allied to the rest of the district and provides a firm contrast to the residential neighborhoods to the north and west.

Kessler was trained in landscape design at Weimar, Germany, and in civil engineering at the University of Jena. During the 1870s, he worked as a laborer on Frederick Law Olmsted's design for Central Park in New York City. As a result of this experience, Kessler's work reflects Olmsted's skill in incorporating nature into the urban setting. Kessler was hired by the City of Indianapolis in 1909, at which time a plan to link Ellenberger and Garfield Parks by a boulevard was developed. His plan for Pleasant Run Parkway preserved the creek beds as a natural element through the east side of the city and tied Pleasant Run Creek in with his other significant designs for Fall Creek.

Another building phase seen in the Irvington area was created by the construction of Pleasant Run Parkway. Houses and lots along the parkway were larger than most of the district's other homes. These larger houses represented a return to the traditional one- and two-acre lots platted originally in Irvington. Stylistically, they echo the architectural influences found in other parts of the district. 5173, 5255, and 5245 Pleasant Run Parkway South Drive are all examples of "Parkway architecture." 5173 Pleasant Pun Parkway features Neoclassical

elements as exhibited by the central Palladian-style window and Doric porch columns. The four second-story, double-hung sash windows are each flanked by shutters; the first floor windows have flat brick headers. The Neoclassical house at 5255 Pleasant Run Parkway is highlighted by a two-story, rounded portico which has a roof supported by three Ionic columns and two pilasters. Three-quarter sidelights flank the doorway. 5425 Pleasant Run Parkway exemplifies the Colonial Revival style. The gabled tile roof is accentuated by a pair of brick chimneys offset to each gable. The centrally-located door has sidelights and a transom. A wooden balustrade is located atop the portico's roof. All of the windows are double-hung sashes with limestone sills. These three houses, typical of Parkway architecture, display those qualities that differentiate these buildings from the majority of Irvington's structures. The Pleasant Run homes exhibit an increase in the setback, lot, and house size.

The combination of vernacular designs interspersed with high-style Victorian structures blend together to make Irvington an architecturally significant area. Its streetscapes and design remain important today. Although Irvington has been incorporated into Indianapolis, it has been able to keep its integrity because of its unique layout. Irvington's development as a university town is reflected in its growth patterns, architectural styles, and community planning. The architectural integrity of the area and the streetscapes remain very much intact and play an important role in the historic presence of Irvington.

The Irvington Historic District clearly represents an important phase of Indianapolis's development. As one of the three earliest planned suburbs, it represents that late-nineteenth-century interest in escaping from the increasingly industrialized urban centers to more natural settings. Irvington's plan is the direct descendant of Romantic community planning, ideas traceable back to the first half of the nineteenth century. Its cohesive architectural development reflects the district's rapid growth during the half century when Butler University was the dominant cultural influence in the community. At the same time, the homes of individuals associated with the university or with other cultural activities that thrived during the university years remain remarkably intact today as evidence of Irvington's contribution to Indianapolis's intellectual, social and cultural development.



Thorton House, located on the north circle, date unknown. *Collection of Irvington Historical Society.*

EXISTING CONDITIONS



The Irvington Presbyterian Church, located at 55 Johnson Avenue. Local architect Merritt Harrison was a congregation member and he designed the Gothic Revival structure. Photo taken in 1929. *From the Bass Photo Collection, Indiana Historical Society.*





Historic ceramic street name tiles line Pleasant Run Parkway. Set into the sidewalks, the tiles inform pedestrians of their location. Photo taken 2006. *Collection of the Indianapolis Historic Preservation Commission.*

PURPOSE

The purpose of this section is to give a snapshot view of the general conditions existing within the Irvington Historic Area at the time this plan was developed and adopted. Although many houses in Irvington and commercial buildings along Washington Street have been preserved and restored, some structures have yet to undergo rehabilitation. There are several non-contributing, non-historic buildings and a few vacant lots along Washington Street that may be redeveloped in the future. Such development is highly anticipated, especially since the neighborhood is undertaking the Washington Street Corridor Project and Washington Street was just designated a FOCUS corridor by the Local Initiative Support Corporation (LISC) in April of 2006. Documenting the existing conditions in Irvington will help measure the change that occurs in the future.

EXISTING LAND USE

The Irvington Historic Area contains approximately 1,867 parcels and 2,868 buildings. The parcels and structures represent an array of land uses from single family homes to light industrial, and vacant lots to commercial retail.

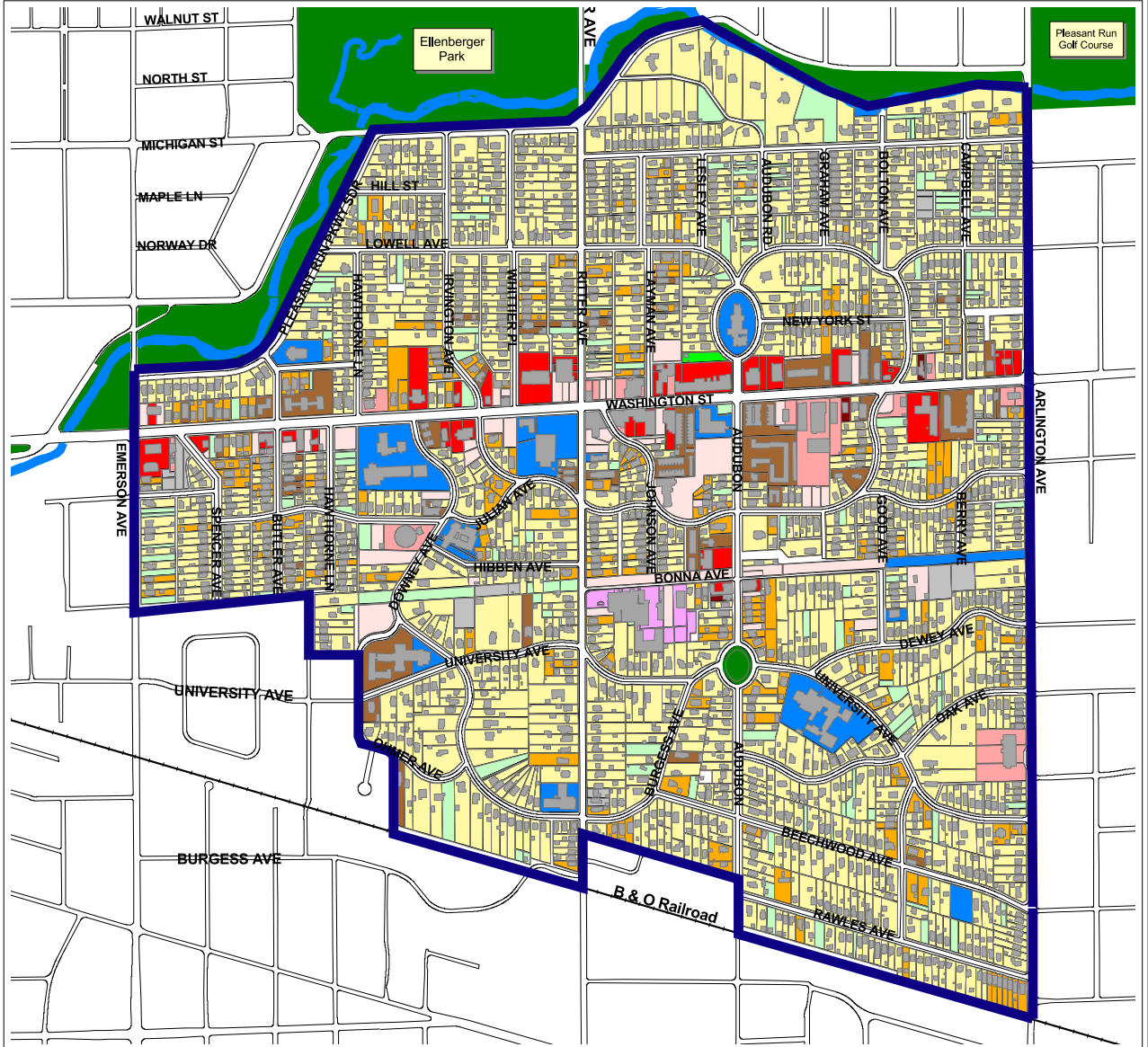
The predominate land use in the Irvington Historic Area is single-, two-, and multi-family housing. However, a number of non-residential and special land uses are scattered throughout the area. These uses include office and retail businesses, educational and religious institutions, light industry, a theater, and some mixed-use structures. Some of these land uses are long-standing and compatible with the Irvington neighborhood. Others are recognized as intrusions into the neighborhood and disrupt its general character. While there are no intrusions in the northern half of Irvington, there are several intrusions south of Washington Street, including the large industrial complex at the intersection of Bonna and South Ritter Avenues and the nursing home at the intersection of South Ritter and Downey Avenues. Although these land uses interrupt the general character of the area, most are currently operated in a manner that does not unduly disrupt the day-to-day life of the district's residents. However, these incursions are not in the long-term interest of the neighborhood and this plan seeks the future redevelopment of these sites for residential uses. There is one park, Irving Circle, located at the intersection of South Audubon Road and University Avenue.

The structures along Washington Street serve a variety of uses, including retail and personal service, office, residential, and other public and semi-public uses. Surface parking lots can also be found fronting the street.

A handful of buildable vacant lots are scattered throughout the historic area and comprise less than 1% of the land use. Several surface parking lots exist throughout the historic area and also present development opportunities. Approximately 50 parcels, or 2.7% of the total historic area, are dedicated for parking uses.

Existing Land Use Map

Irvington Historic Area



- Proposed IHPC Boundaries
- Historic Area Buildings
- Historic Area Parcels
- Streams
- Parks
- Irvington Land Uses.shp
 - Single Family Residential
 - Duplex Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial Office
 - Commercial Retail
 - Light Industrial
 - Heavy Industrial
 - Special Use
 - Mixed Use
 - Parking Lot
 - Parking Garage
 - Park
 - Railroad
 - Vacant Lot
 - Sideyard

300 0 300 600 Feet

July 18, 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



EXISTING ZONING

The Irvington Historic Area contains the following zoning districts:

C-1	Office-Buffer Commercial District
C-2	High-Intensity Office-Apartment Commercial District
C-3	Neighborhood Commercial District
C-4	Community-Regional Commercial District
CS	Special Commercial District
D-4	Dwelling District Four
D-5	Dwelling District Five
D-6	Dwelling District Six
D-P	Planned Unit Development District
PK-1	Park District One
SU-1	Special Use Religious
SU-9	Special Use Government
SU-37	Special Use Library

For complete information about permitted uses and development standards, consult the Marion County Zoning Ordinance. Copies of the zoning ordinance may be obtained from the following:

- Office of Current Planning, 1821 City-County Building, 200 E. Washington St., Indianapolis.
- Via the internet at <http://www.indygov.org/eGov/City/DMD/Planning/Zoning/municode.htm>.

C-1 – The C-1 Office-Buffer Commercial zoning classification is applied to approximately 17 parcels in the historic area, which are located along South Audubon Road and Bonna Avenue. This classification includes most types of office uses.

C-2 – Three parcels in the historic area having one building spanning them are zoned C-2 High-Intensity Office-Apartment Complex. This classification is usually a high-rise with residential units and/or offices.

C-3 – The C-3 Neighborhood Commercial District zoning classification is applied to approximately 39 parcels located along Washington Street and Bonna Avenue. This classification is characterized by indoor retail sales for a neighborhood and includes convenience stores, restaurants, general retail shops, and personal service businesses.

C-4 – Approximately 100 Parcels zoned C-4 Community-Regional Commercial are found along Washington Street within the Historic District. This classification is characterized by major retail business groupings and regional shopping centers.

CS – Portions of nine parcels are zoned CS, which is a special commercial zoning

classification that permits a unique combination of land uses, including commercial and non-commercial, within a planned development. This classification is currently applied to an area southeast of the intersection of Bonna and Ritter Avenues.

D-4 – Approximately 18 parcels zoned D-4 are found along Audubon Road, north of parcels fronting Michigan Street. This classification has a typical density of 2.6 residential units per acre and originally-constructed two-family dwellings are permitted on corner lots only.

D-5 – D-5 zoning, which legally permits single and originally-constructed two-family dwellings, is the predominate zoning classification of the residential areas of Irvington located north and south of Washington Street. A density of 4.5 residential units per acre is typical. Approximately 1,614 parcels have this zoning.

D-6 – Approximately 36 parcels located along Audubon Road are zoned D-6, which permits attached multi-family dwellings having a typical density of six to nine residential units per acre.

D-P – Three parcels at 5350 University Avenue and 222 S. Downey Avenue are zoned D-P, which is predominately a residential classification, supporting assisted living and apartments for the elderly. The D-P district requires Metropolitan Development Commission approval of all uses, site, and development plans.

PK-1 – One parcel, containing Irving Circle, is zoned PK-1, which permits a variety of sizes and ranges of parkland and facilities.

SU-1 – Portions of approximately thirteen parcels are zoned SU-1, which permits religious uses.

SU-9 – The SU-9 Special Use Government classification is applied to two parcels.

SU-37 – The SU-37 Special Use Library classification is applied to four parcels upon which the Irvington Branch of the Indianapolis-Marion County Public Library is built.

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EXISTING EXTERIOR BUILDING CONDITIONS

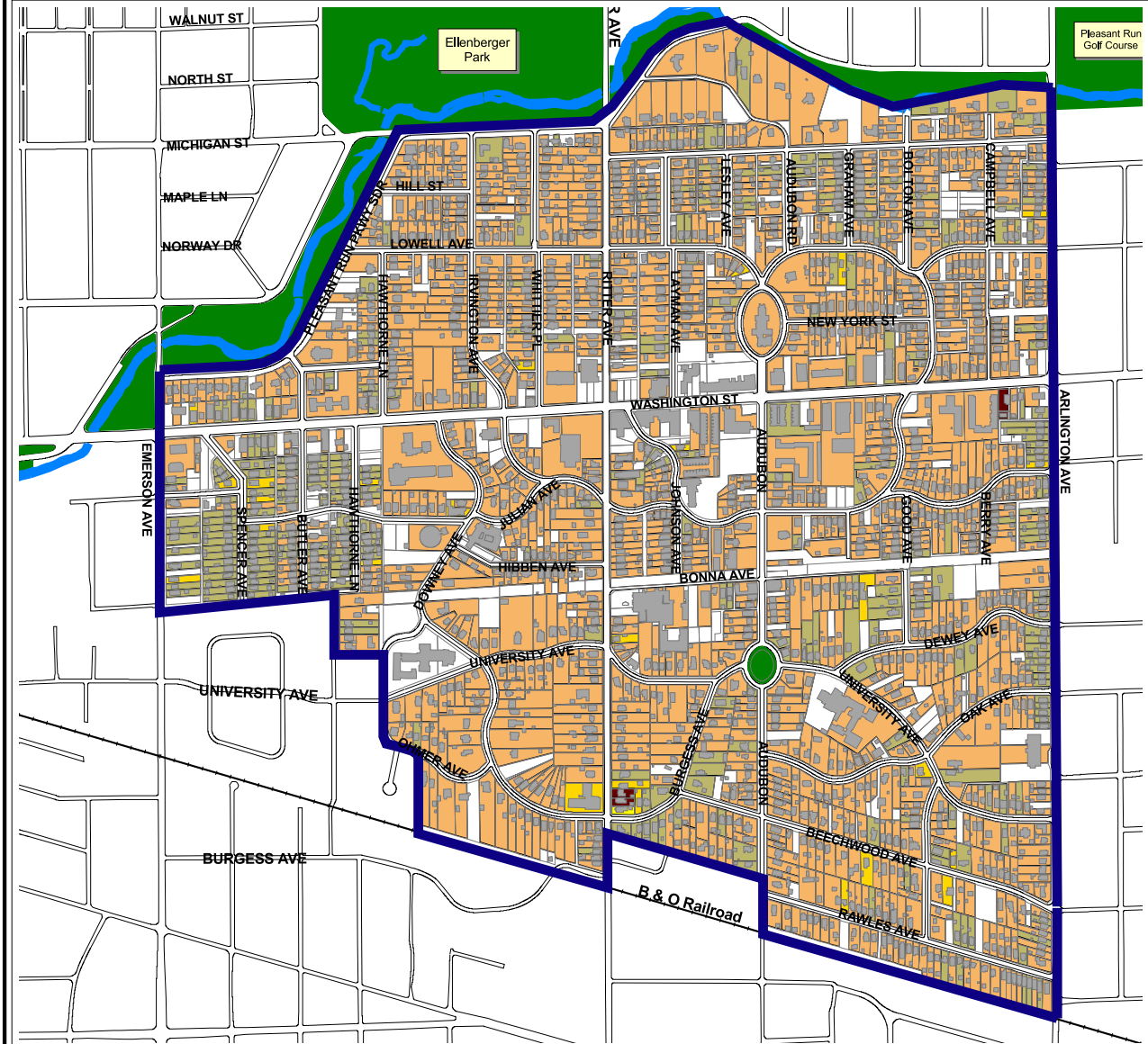
In October-December of 2003, a survey of exterior building conditions in the greater Irvington neighborhood was conducted as part of the Indianapolis Department of Metropolitan Development's Irvington Neighborhood Plan. Based on that visual analysis, each primary structure was given a rating that has been adapted to fit one of the following categories:

CATEGORY	DEFINITION
Sound Condition	Historic structures or new infill construction that generally appear well maintained and in good condition for their use.
Minor Deterioration	Historic structures or new infill construction that appear in adequate condition for their use, or could be made so with minor maintenance or repairs.
Major Deterioration	Historic structures or new infill construction that exhibit an overall lack of maintenance resulting in deterioration that, if left untreated, could affect the structural integrity of the buildings.
Severe Deterioration	Historic structures or new infill construction that exhibit serious neglect and/or significant lack of maintenance requiring substantial structural repair and/or replacement.

The majority of buildings in the Irvington Historic Area are in sound condition. The table below and the map on the following page provide a numeric and geographic inventory of buildings according to their exterior conditions.

RATING	NUMBER OF BUILDINGS (may not include outbuildings)	PERCENT OF BUILDINGS (rounded to nearest percent)
Sound Condition	1243	80%
Minor Deterioration	285	18%
Major Deterioration	25	2%
Severe Deterioration	4	0%
TOTAL	1557	100%

Existing Exterior Building Conditions Irvington Historic Area



- Proposed IHPC Boundaries
- Historic Area Buildings
- Historic Area Parcels
- District building conditions.shp
- A- Sound Condition
- B- Minor Deterioration
- C- Major Deterioration
- D- Severe Deterioration
- Streams
- Parks

July 19, 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

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EXISTING HISTORIC INFRASTRUCTURE

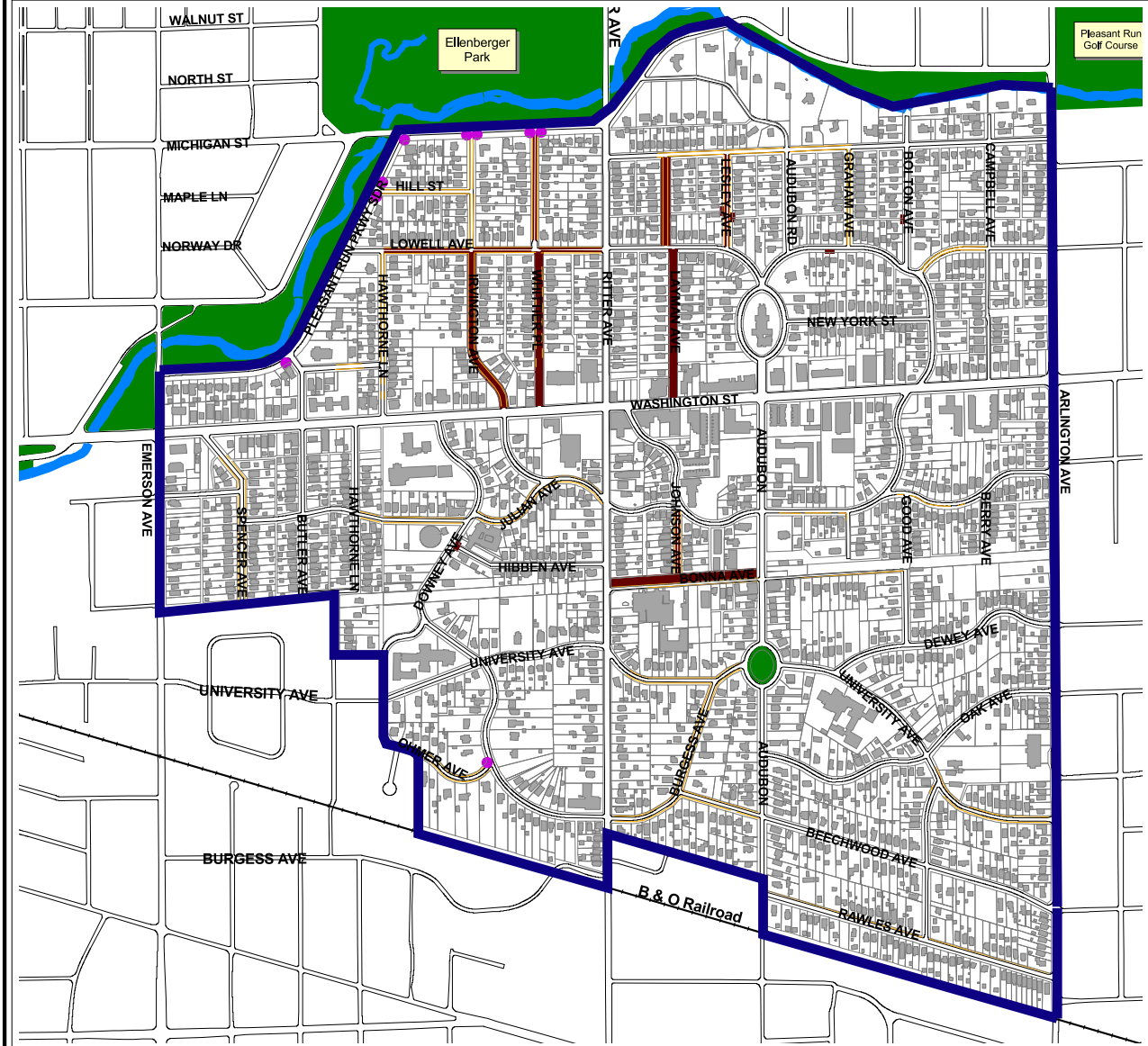
The street layout of the Irvington Historic Area is one of its most identifiable characteristics, having long, winding, and wooded avenues that follow the natural topography and incorporate two oval spaces. This type of Romantic landscape planning gained interest in the mid-1800s and remained popular throughout the remainder of the century. Irvington's curved streets overlay the loose grid pattern of Washington Street and Emerson, Ritter, and Arlington Avenues, providing definite north-south and east-west lines. The exception to its curvy streets occurs in the northern part of the district, which was a later addition to the original plat. A review of historic Sanborn Fire Insurance maps indicates that the historic street pattern remains largely intact, although portions of Bonna Avenue have been vacated.










Nearly all of Irvington's streets were originally paved with brick. Today, Irvington retains a greater concentration of its original brick streets than any other Indianapolis neighborhood. Portions of Whittier Place and Layman, Irvington, and Bonna Avenues retain historic brick, along with other smaller patches throughout the district. Another part of Irvington's significant historic infrastructure includes the brick gutters and limestone or granite curbs that exist on residential streets throughout the historic area. A handful of historic ceramic street name tiles exist on Pleasant Run Parkway and at the intersection Downey and Ohmer Avenues; presumably, there were many more located throughout the area at one time.

In February of 2005, a drive-by survey of the historic infrastructure in the area was performed by IHPC staff. The map on the following page provides a geographic catalog of the remaining elements of historic infrastructure.

Historic Infrastructure Map

Irvington Historic Area



-  Proposed IHPC Boundaries
-  Historic Area Buildings
-  Historic Area Parcels
-  Ceramic Street Name Tiles
-  Stone Curbs
-  Brick Gutters
-  Brick Streets
-  Streams
-  Parks

August 2005

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

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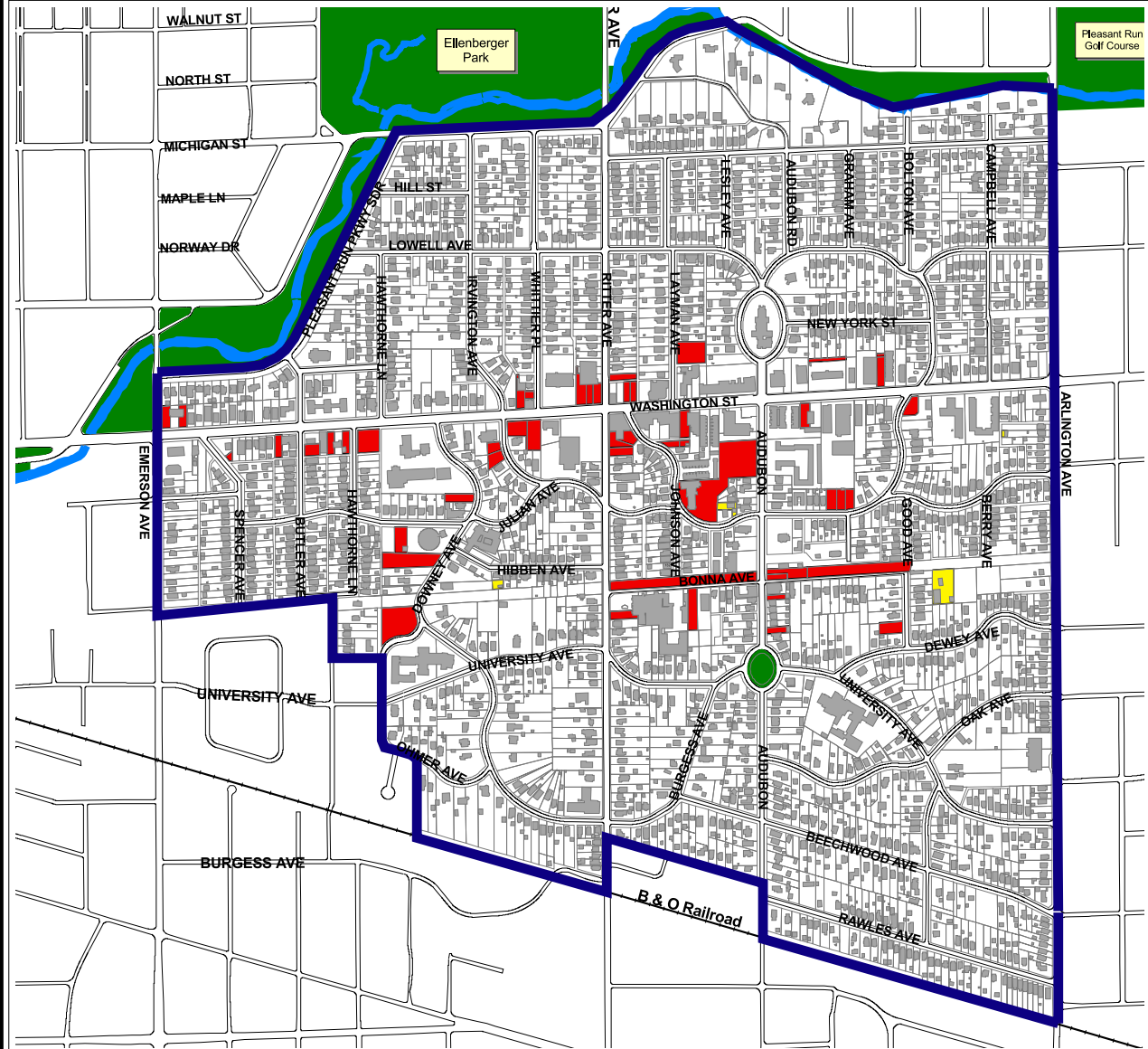


EXISTING PARKING CONDITIONS

The result of a February 2005 field survey performed by staff indicates that approximately 2.9% of the Irvington Historic Area is dedicated to parking with a total number of 50 off-street surface parking lots and four parking garages. Most of the parking lots are located along Washington Street and Bonna Avenue, with the largest lots serving the Irvington Branch of the Indianapolis-Marion County Public Library, the Irvington Presbyterian Church, the Irvington Shops LLC, the Irvington United Methodist Church, and the nursing home at 344 South Ritter Avenue. Although all of these parking lots present “holes” in the built environment, several serve private residential and retail establishments. On-street public parking is also available throughout the historic area.

Existing Parking

Irvington Historic Area



- Proposed IHPC Boundaries
- Historic Area Buildings
- Historic Area Parcels
- Parking.shp
- Parking Lot
- Parking Garage
- Streams
- Parks

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August 18, 2006

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Data Source: The City of Indianapolis
Geographic Information Systems



EXISTING HISTORIC SIGNS







Because the Irvington Historic Area is predominantly residential, there are a limited number of historic signs. Existing historic signs are primarily concentrated among the commercial structures along Washington Street. There are, however, some cases of signage inscribed or architecturally integrated into the façades of buildings in areas other than along Washington Street.





By this plan, a sign is considered historic if it is at least fifty years old and retains significant original integrity to provide a record of the building's original use and/or the area's history.

IHPC staff conducted a survey of historic signs in the Irvington Historic Area in August 2006. The table, photos, and map below and on the following pages provide an inventory of the sign locations, type, and content.

MAP KEY	PROPERTY ADDRESS	SIGN LOCATION	SIGN TYPE	SIGN CONTENT
A	5128 E. Washington St.	South elevation	Integrated into building's façade	"Victoria"
B	5140 E. Washington St.	South elevation	Integrated into building's façade	"Muriel"
C	5416 E. Washington St.	South elevation	Integrated into building's façade	"The Irvington Bank"
D	5501 E. Washington St.	North elevation	Integrated into building's façade	"1913"
E	5503 E. Washington St.	North elevation	Blade	"Irving"
F	5515 E. Washington St.	North elevation	Integrated into building's façade	"Irvington-Lodge No 666 F. and A.M."
G	5502 E. Washington St.	South elevation	Integrated into building's façade	"McClain 1947"
H	5914 E. Washington St.	South elevation	Integrated into building's façade	"5914 Jeffers"
I	5627 Julian Ave.	North elevation	Integrated into building's façade	"Marilyn"
J	5350 University Ave.	East elevation	Integrated into building's façade	"Bona Thompson Memorial"

IRVINGTON HISTORIC AREA PLAN: EXISTING CONDITIONS

MAP KEY	SIGN	MAP KEY	SIGN
A		D	
B		E	
C		F	

MAP KEY	SIGN	MAP KEY	SIGN
G		I	
H		J	

IRVINGTON HISTORIC AREA PLAN: EXISTING CONDITIONS



An early photograph of the Irvington State Bank, 5501 E. Washington St, date unknown. *Collection of Irvington Historical Society.*



A current photograph shows how the building has been altered over the years. Photo, 2006. *Collection of the Indianapolis Historic Preservation Commission.*

OBJECTIVES



Construction began on the Irvington Masonic Lodge in 1921. Photo taken in 1925. *From the Bass Photo Collection, Indiana Historical Society.*





The Benton House, 312 South Downey Ave., date unknown. Allen Benton served two terms as president of Butler College in the late-nineteenth century. Silence Benton was active in the Disciples of Christ church and wrote devotion literature. Today their home survives as Irvington's best example of the 2nd Empire architectural style. *Collection of Irvington Historical Society.*

OBJECTIVES



BUILDING OBJECTIVES

- To support and encourage the maintenance, preservation and rehabilitation of existing historic structures in a manner that complements and reflects the history and character of Irvington.
- To support and encourage the maintenance, rehabilitation and renovation of non-historic structures in a manner that is compatible with, and does not detract from, the historic character of Irvington.
- To support and encourage new in-fill construction that is compatible with and enhances Irvington's unique historic and architectural character.

LAND USE OBJECTIVES

- To support and encourage neighborhood serving businesses along Washington Street's commercial corridor, especially in commercial buildings.
- To maintain the residential land uses and zoning classifications along Washington Street.
- To maintain the residential land uses and zoning classifications in the areas north and south of Washington Street, with some exceptions noted in this plan for commercial structures adjacent to the Pennsy Trail and the public and semi-public buildings.

NEW DEVELOPMENT OBJECTIVES

- To encourage the development of pedestrian-friendly neighborhood businesses, services and environment along Washington Street.
- To encourage the development of pedestrian-friendly, trail-related businesses and services at the intersection of South Audubon Road and Bonna Avenue to support the future Pennsy Trail.
- To reinforce and strengthen the residential core by encouraging appropriate new single-family houses on vacant lots north and south of the Washington Street corridor.

PUBLIC INFRASTRUCTURE/AMENITIES OBJECTIVES

- To maintain all elements that represent Irvington's Victorian Romantic landscape design and its pedestrian-oriented, park-like atmosphere, including the winding street pattern, north and south circles, and tree-lined streets.
- To preserve, maintain, and restore Irvington's brick streets, stone curbs and street name tiles.
- To retain Irvington's historic street and alley rights-of-way for public use.
- To improve pedestrian and bicycle amenities throughout the district.
- To encourage and support public art, public transportation and burial of utilities.



The Julian-Clarke House is an outstanding example of the Italianate style. George Julian served as a U.S. Representative and Survey-General of New Mexico under President Grover Cleveland. *Collection of Irvington Historical Society.*

RECOMMENDATIONS



Indianapolis Public School #57, also known as George W. Julian School, was built after the city of Indianapolis annexed Irvington in 1902. Photo taken in 1908. *From the Bass Photo Collection, Indiana Historical Society.*





This English cottage at 822 N. Campbell is a “Stratford” model Sears catalog house. Irvington contains several examples of catalog, or “kit,” houses. *Collection of Irvington Historical Society.*

RECOMMENDATIONS



The purpose of this section is to provide recommendations for future actions that will affect the physical development and the character of the Irvington Historic Area. The recommendations were developed by IHPC staff in consultation with Irvington residents, property and business owners. As with any recommendations, they are meant to guide, not mandate, and are to be used as tools in developing actions and strategies for future decisions.

For the purpose of the Irvington Historic Area Preservation Plan, the recommendations are often divided into three subareas: Washington Street Corridor, Neighborhood Residential, and Pennsy Trail Corridor. The following “Land Use and Zoning Recommendation Subarea Map” illustrates the three subareas.

The boundaries of the subareas were created by IHPC staff and Irvington residents, property, and business owners during the preservation planning process. The boundaries are based on:

- existing building types,
- existing and proposed land uses,
- general character and “feel” of the area, and
- potential for redevelopment and new construction.

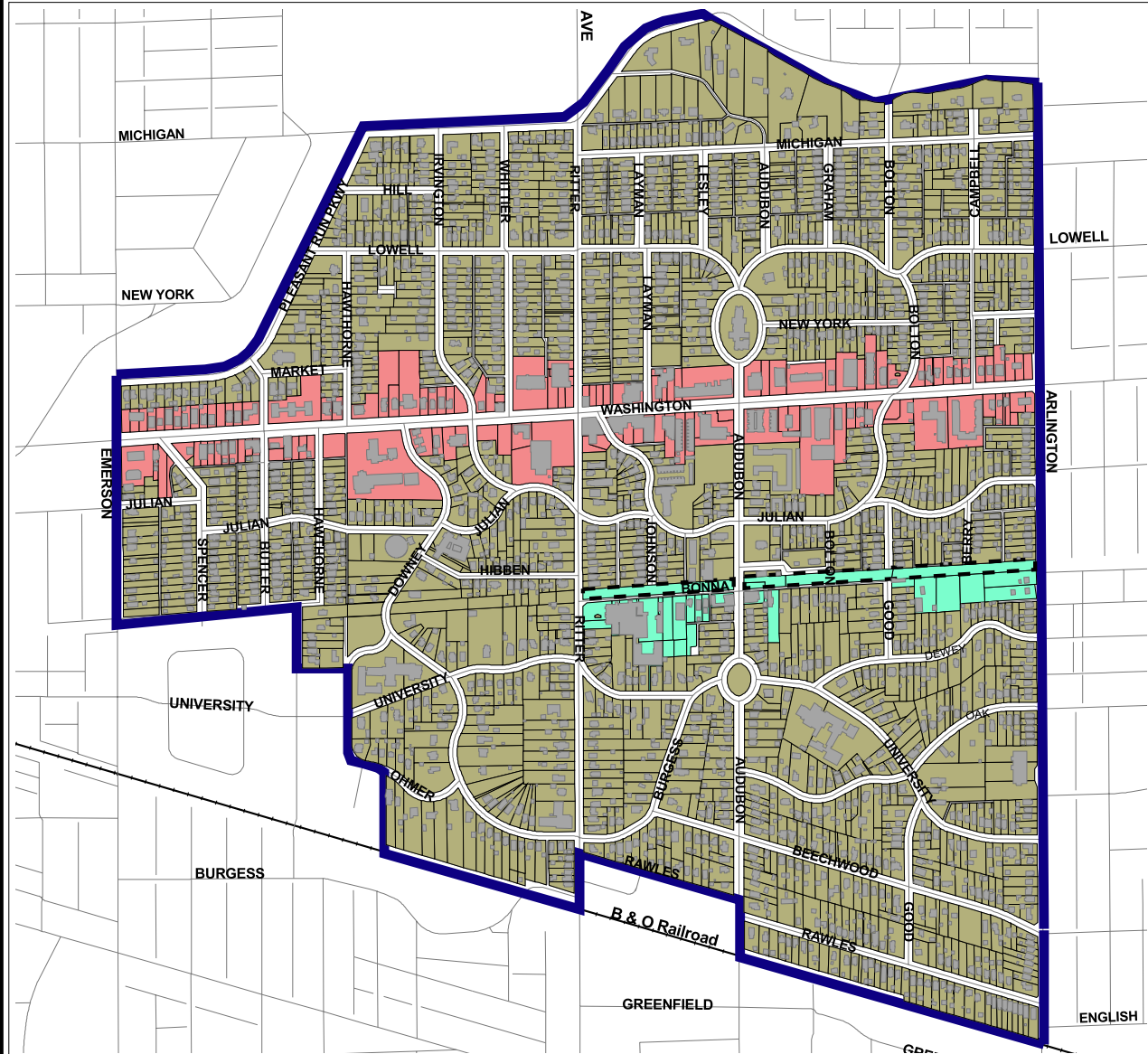
The purposes for dividing the Irvington Historic Area into three subareas were:

- to maintain and reinforce the historic residential core,
- to support commercial, retail, and residential uses along Washington Street, and
- to support the revitalization and redevelopment of land adjacent to the future Pennsy Trail.

The designation of a specific site or subarea on the “Land Use and Zoning Recommendation Subarea Map” does not necessarily mean the land is currently zoned for the activity or function. These recommendations serve only as a guide for the direction that new development and redevelopment should take. When requests for certificates of appropriateness, variances and rezoning are considered, the recommendations from this plan can be used to substantiate the desirability and appropriateness of a business or residence for a particular site.

Recommendations Subarea Map

Irvington Historic District



- Historic Area Buildings
- Proposed Pennsy Trail Corridor
- Washington Street Corridor
- Pennsy Trail Corridor
- Neighborhood Residential
- Historic Area Parcels
- Proposed IHPC Boundaries

100 0 100200300 Feet

September 2005

Produced By: The Indianapolis Historic Preservation Commission

Data Source: The City of Indianapolis Geographic Information Systems

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LAND USE AND DEVELOPMENT RECOMMENDATIONS

GENERAL RECOMMENDATIONS:

- Encourage and support a pedestrian-friendly neighborhood.
- Encourage a treelined streetscape.
- Strongly discourage the demolition of structures for parking uses.
- Strongly discourage “big box” retailers, drive-thru establishments, surface parking lots, auto-related establishments, and other businesses that emphasize a large amount of parking, outdoor storage, and operation.

SUBAREA A: WASHINGTON STREET CORRIDOR

The Washington Street corridor runs all along Washington St. from the east to the west boundaries of the neighborhood. All along it are found a variety of land uses, including commercial, residential, religious, and educational.

The historic core of the Irvington is that portion of the Washington St. corridor generally bounded by Whittier Place on the west and Bolton Avenue on the east, although several residential buildings are scattered throughout the core. Historically, several groupings of brick commercial buildings fronted Washington Street and housed a variety of businesses, including dry goods and grocery stores, banks, jewelers, and a post office. Over time, many of the historic commercial buildings were demolished and only a few of those structures remain today. Irvington’s commercial buildings generally range in height from 1-3 stories and house a variety of businesses and offices.

Numerous historic houses and apartment buildings also front Washington Street and flank both ends of the commercial core. The majority of these structures were built c.1910 and generally range in height from 2-3 stories.

Most of the land along Washington Street west of Irvington Avenue is zoned D-8 to permit single, two-family, and multi-family housing, which is an appropriate zoning classification for this residential section of Washington Street. However, the majority of the parcels east of Irvington Avenue are zoned C-4, which is an intense and inappropriate zoning classification for the historic area and does not legally permit residential uses.

- Encourage and support the continued use of commercial buildings as neighborhood-serving businesses. Commercial uses are appropriate along specific areas of Washington Street, although the intensity should be limited to neighborhood-based commercial use.
- Single-family, two-family and attached multifamily dwellings are the recommended land use for the houses and apartment buildings on Washington Street.
- Encourage and support the Washington Street Commercial Corridor streetscape project.
- Encourage retail and pedestrian-oriented businesses on the street level.
- Office uses and other such establishments that do not generate a high level of pedestrian

activity are not recommended for the street level. However, such uses are recommended for the upper floors of buildings.

- Identify and encourage areas behind primary structures to be developed, improved, and used for parking.
- Commercial uses should not encroach into the neighborhood residential area and should be strictly limited to Washington Street and a small node around the Pennsy Trail.

SUBAREA B: NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential area encompasses the majority of the Irvington Historic District, although it is geographically bisected by Washington Street, a major east-west arterial. The neighborhood residential area primarily consists of single-family dwellings that front narrow, tree-lined streets. The structures range from small, closely-spaced 1-story bungalows to large, widely-spaced 2-story houses that occupy sizeable urban lots. Several public institutions, attached multi-family dwellings, and non-contributing buildings are scattered throughout the residential core area. Most of the area is zoned D-5 to permit single-family and two-family dwellings.

- Single-family and two-family houses are recommended as the dominant land use.
- All existing residential uses should remain residential.
- Strongly discourage the conversion of residential buildings to commercial, retail, or industrial uses.
- Encourage and support the new construction of appropriate single-family or two-family houses on vacant lots to strengthen the neighborhood residential area. New construction should be complementary to surrounding structures in size, scale, height, and setback.
- New development should meet the off-street parking requirements set forth in the zoning ordinance.
- The neighborhood residential area should be low to medium density and no more than 4.5 dwelling units per acre, with special exception provided to historic apartment buildings.
- If the nursing home at 344 South Ritter Avenue and the office building at 110 South Downey Avenue are ever removed, it is strongly recommended that the lots be subdivided and replatted as two or three parcels. New development should be single-family or two-family houses in similar density to the surrounding neighborhood.
- Encourage and support Irvington's many public and/or semi-public institutions (including churches, the Guardian's Home, Bona Thompson Center, Irving Theatre, Irvington Office Center, etc.). However, should the present use of those existing structures ever change, careful consideration should be given to future uses. To minimize the effect on the surrounding residential neighborhood, appropriate new uses should be neighborhood serving and be low-intensity (e.g. community center, performing arts center, art gallery and studio space, educational center, office space, multi-family housing).
- The large commercial complex at 5543 Bonna Avenue is vacant, although it was previously used for industrial and commercial purposes. Industrial uses are not desirable

or appropriate and are too intense of a land use. Some light commercial uses may be appropriate, provided they do not produce an adverse affect on the surrounding residential neighborhood. Recreational, educational, or neighborhood-serving uses may also be appropriate.

- If the large commercial complex at 5543 Bonna Avenue were ever removed, a residential land use is recommended. Residential redevelopment should be consistent with the adjacent land uses and compliment the surrounding neighborhood.

SUBAREA C: PENNSY TRAIL CORRIDOR

Irvington's secondary commercial area exists at the intersection of South Audubon Road and Bonna Avenue. Historically, this intersection was the first commercial area to develop in Irvington, due to its location along the Pennsylvania Railroad. In 1872, a railroad depot was built at the northeast corner of South Audubon Road and Bonna Avenue and shortly thereafter, other neighborhood-serving businesses developed at that intersection, including a pharmacy, grocery store, and doctors' offices.

By the 1920s, a shift occurred in public transportation routes from the railcars on the Pennsylvania line to trolley cars and interurbans along Washington Street. Businesses gradually relocated to Washington Street and, over time, Irvington's first commercial corridor slowly declined. Today, this commercial area is nearly abandoned and only a few historic commercial buildings remain.

In 2002, Indy Parks & Greenways announced the Indianapolis Pennsy Trail project, which will convert the vacated Pennsylvania Railroad corridor into a multi-use recreational trail. Similar trail projects in Indianapolis have stimulated property redevelopment, and therefore redevelopment along the Pennsy Trail is anticipated.

The land along the Pennsy Trail Corridor is zoned C-1 or C-3 to permit commercial use.

- Encourage and support the development of neighborhood serving and trail-friendly businesses at the intersection of Bonna Avenue and South Audubon Road.
- Commercial uses should be strictly limited to the immediate vicinity of Bonna Avenue and South Audubon Road and should not encroach into the neighborhood residential area (Subarea B) in order to preserve the basic structure of the residential neighborhood.
- Strongly discourage the conversion of residential buildings to commercial, retail, or industrial uses.
- Encourage the development of trail access points and trail-related amenities along Bonna Avenue.
- The land east of Good Avenue and south of Bonna Avenue (presently owned by Batts Construction) is mostly vacant and used for commercial purposes. If the land is ever redeveloped, appropriate uses may include a park, a trail-head for the Pennsy Trail, a recreational facility, or new single-family and two-family houses.

ZONING RECOMMENDATIONS

The zoning recommendations shown on the Recommended Zoning Map and contained in the text of the Land Use and Zoning Recommendations are to be used only as a guide to determine the most desirable zoning classification for properties within the district. Approval of this plan does not change any zoning in the historic area. Variances and rezonings can only be accomplished through petitioning the Indianapolis Historic Preservation Commission and the Metropolitan Development Commission.

SUBAREA A: WASHINGTON STREET CORRIDOR

- The majority of commercial buildings are currently zoned C-3 and C-4, which are intense and inappropriate zoning classifications for the historic area. It is recommended that commercial structures be rezoned to C-3-C.
- The commercial structures that flank the east-west ends of the district (5102 and 5103; 5933 and 5936 East Washington Street) are zoned C-3 and C-4 respectively. The C-3-C zoning classification is recommended to permit neighborhood-serving businesses and to encourage welcoming “gateways” at the east-west ends of the historic district.
- The D-8 zoning classification is a satisfactory zoning classification for the residential structures fronting Washington Street and is recommended to stay the same.
- Several residential structures along Washington Street are incorrectly zoned for commercial use. Those residential structures should be rezoned to D-8 to legally permit single-family, two-family and attached multifamily dwellings.
- Consider supporting variances for less than the required parking if the current zoning classification requires more parking than is practically needed for a particular business establishment.
- The commercial businesses at 5365 and 5377 East Washington Street are zoned D-8. Because of the neighboring residential structures, the C-2 zoning classification is recommended.
- The George W. Julian School #57 is currently zoned C-4 and D-5. The SU-2 (Special Use School) is recommended.

SUBAREA B: NEIGHBORHOOD RESIDENTIAL

Overall, the D-5 zoning classification is satisfactory and is recommended to stay the same.

The D-4 zoning classification, which is applied to properties along north Audubon Road, is satisfactory and is recommended to stay the same.

- Granting of variance requests should be carefully reviewed to consider impact on existing parking and/or density issues.
- Encourage the use of buildings for the number of dwelling units for which they were originally designed (i.e. If buildings have been divided into multiple units then they

should be returned to the number of units for which they were originally constructed. With the exception of the historic apartment/condominium buildings, most of Irvington is single and two-family).

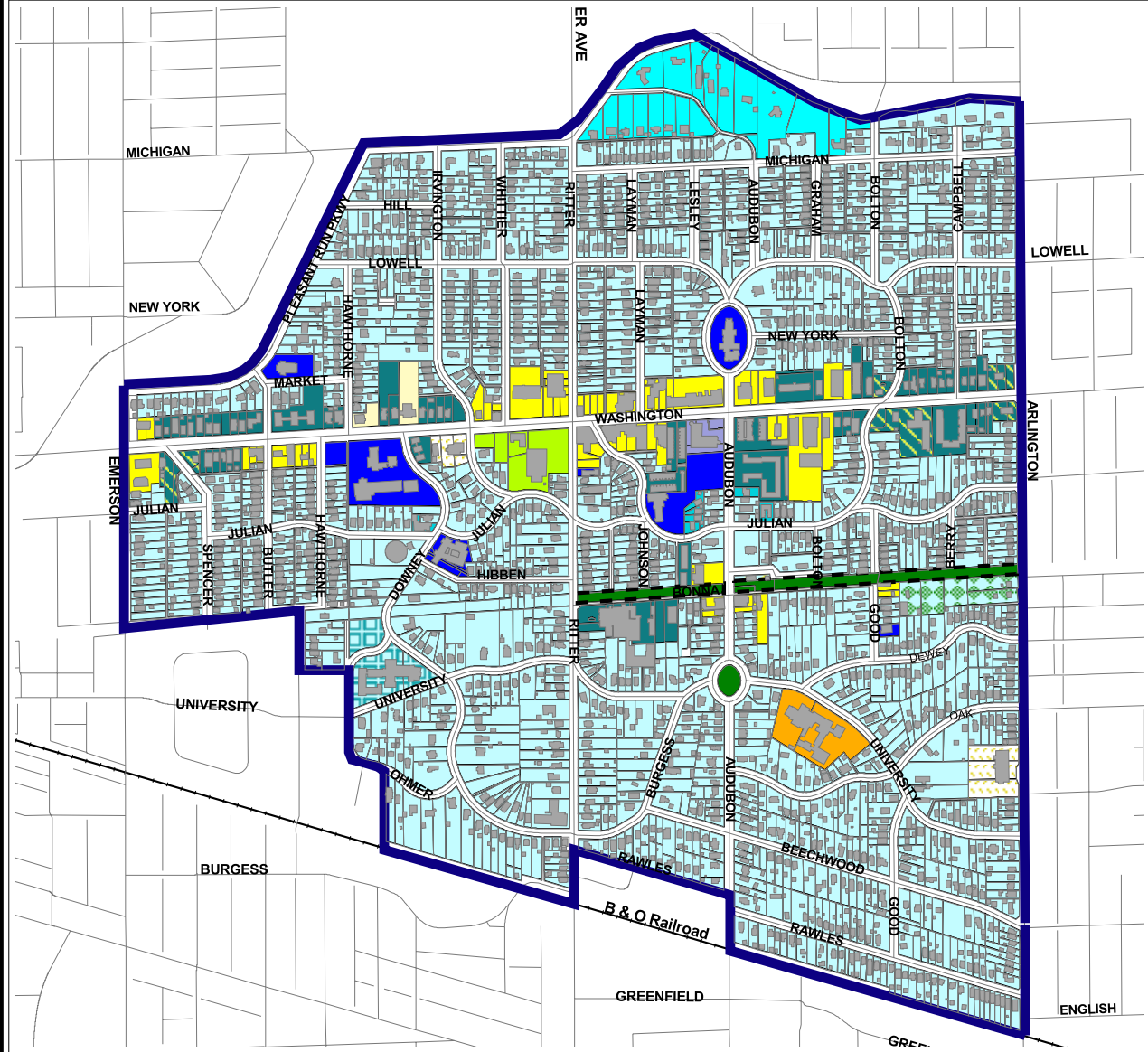
- Several churches, including the Irvington United Methodist Church at 30 N. Audubon Rd.; First Church of Christ Scientist at 5201 Pleasant Run Pkwy, SDR, and the Downey Avenue Christian Church at 111 S. Downey Ave., are currently zoned D-5. The SU-1 (Special Use Religious) zoning classification is recommended.

SUBAREA C: PENNSY TRAIL CORRIDOR

- The commercial buildings immediately adjacent to the future Pennsy Trail corridor are currently zoned C-1 and C-3. The C-3-C zoning classification is recommended to allow for mixed-use, neighborhood serving and trail-friendly businesses.
- The land east of Good Avenue and south of Bonna Avenue is currently zoned C-1 to permit commercial use. If the land is redeveloped as a trail-head for the Pennsy Trail or a park, the PK-1 zoning classification is recommended. The D-5 zoning classifications would also be appropriate to permit residential redevelopment.
- The large commercial complex at 5543 Bonna Avenue is zoned C-3 and C-S to permit commercial uses. If the structure remains, consider rezoning the structure to C-3-C or a less intense zoning classification. Some Special Use classifications may be considered if the proposed use is low-intensity and will not produce an adverse affect on the surrounding residential neighborhood. If the structure is removed, the D-8 zoning classification is recommended.

Recommended Zoning Map

Irvington Historic Area



- Historic Area Buildings
- Historic Area Parcels
- Proposed IHPC Boundaries
- Recommended Zoning
- C1 - Office/apartment commercial
- C2 - High intensity office/apartment commercial
- C3C - Corridor commercial
- C3C or D5 - Corridor commercial or single & two-family residential
- C3C or D8 - Corridor commercial or single, two-family and multifamily residential
- D4 - Single-family residential (low-density)
- D5 - Single & two-family residential (medium-density)
- D5 or PK1 - Single & two-family residential or Park Use
- D6 - Multifamily residential (medium density)
- D8 - Single, two-family and multifamily residential (high density)
- DP - Planned Unit Development
- PK1 - Park Use
- SU1 - Special Religious Use
- SU2 - Special School Use
- SU37 - Special Library Use
- SU9 - Special Government Use

100 0 100 200 300 Feet

September 2005

Produced By: Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

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THOROUGHFARE RECOMMENDATIONS

The Irvington Historic Area is mostly a residential neighborhood that is bisected by Washington Street, a major east-west traffic thoroughfare. The district is bound on the east by Arlington Avenue and on the west by Emerson Avenue, which are classified as primary arterials in the Thoroughfare Plan for Marion County, Indiana. Pleasant Run Parkway South Drive is the district's northern boundary and is a secondary arterial. The majority of the southern boundary is formed by the CSX railroad right-of-way, although the areas of Rawles Terrace and the former Butler University campus are not included.

Most of Irvington's streets are narrow two-lane collector local streets, although on-street parking often restricts traffic to one lane. Like many urban neighborhoods, Irvington's streets receive a moderate amount of traffic. Arlington, Emerson and Washington Streets receive a significant amount of traffic, especially at peak travel times. A traffic count conducted in 1995 indicated that over 23,000 automobiles travel on Washington Street every day.

GENERAL RECOMMENDATIONS:

- No improvements that require additional right-of-way or alter the historic character of the Irvington Historic Area should be made without first investigating alternate improvements that might impact less historically sensitive streets, inside or outside the area.
- If alternative improvements cannot be identified, no improvements should be made that would require additional right-of-way or alter the historic character of the Irvington Historic Area without first evaluating the impact.
- Maintain the location of all streets and alleys.
- Strongly discourage the widening of any street or alley.
- Strongly discourage the vacation of streets and alleys.

SPECIFIC RECOMMENDATIONS:

Explore traffic calming measures along Washington Street, with special attention to the schools zones and the commercial corridor, due to the high-level of pedestrian activity.

CRITERIA FOR STREET IMPROVEMENTS:

Whenever any improvements to any part of the Irvington Historic Area street and alley system are considered, the following criteria should be addressed:

- The objective to preserve historic buildings and to preserve them at their original sites.
- The importance of maintaining the integrity of any surviving historic street, alley, and curb surfaces (such as the brick streets, alleys, and stone curbs) and the integrity of the historic street and alley system.
- The need to reinforce the residential core as defined in this plan.

PUBLIC INFRASTRUCTURE AND AMENITIES RECOMMENDATIONS

During the preservation planning process, the history of Irvington's street system was researched by evaluating the following: a c.1872 map of Irvington; 1915 and 1950 Sanborn Fire Insurance maps; and the 1927 Baist's Real Estate Atlas.

The original plat of Irvington deviated from Indianapolis' typical grid layout, and instead included a winding, picturesque street pattern that reflected the ideals of the Romantic landscape design era. Irvington today has more lineal blocks of brick streets than any neighborhood in the county, and its naturalistic plan is considered Indianapolis' largest and most developed example of Victorian Romantic landscape design.

While many of the street names have changed over the years, the overall street pattern has not. The original street pattern, including some of the earliest additions, is almost wholly intact. The unique curvilinear street pattern has experienced very little, if any, change since it was first recorded in November 1870.

When Irvington was first platted, most of Irvington's streets and alleys were paved with gravel or just dirt. By the turn of the century, several streets were macadamized, which is a process of crushing progressively finer layers of gravel into a uniform surface. After Irvington was annexed by the City of Indianapolis in 1902, most of its streets and some alleys were paved with brick. It wasn't until the 1950's that most of Irvington's brick streets were covered with asphalt. Today, four exposed brick streets remain, including Irvington Avenue, Whittier Place, Layman Avenue, and Bonna Avenue, which is more than any other area in Marion County, Indiana. In addition, several streets exhibit historic brick gutters, including Lowell and Johnson Avenues and Whittier Place. Overall, Irvington's brick streets are in good condition, although some areas have large dips and bumps due to frequent vehicular traffic, improper maintenance, and utility repairs.

Several of Irvington's alleys were also brick paved and are evident along Bolton Street and Lowell and Lesley Avenues. However, most alleys were originally dirt or gravel and possibly later macadamized. Today, many of Irvington's alleys are in fair-to-poor condition, due to years of neglect and insufficient maintenance.

Historic limestone and granite curbs are also a significant part of Irvington's historic infrastructure. Overall, the stone curbs are in fair to good condition, and their existence is in part a testament to their durability. Limestone curbs are mostly found along residential streets, while granite curbs were primarily used at corners.

All of Irvington's sidewalks are made of concrete, although when Irvington was first developed many walks were just gravel. Several sidewalk corners contain historic blue and white glazed ceramic street name tiles. Also, some sidewalks contain markers that depict their builder or a product manufacturer.

A spatial depiction of Irvington's historic infrastructure is depicted on the "Historic Infrastructure" map on page 46.

STREETS, ALLEYS AND CURBS:

- Maintain the location of all streets, alleys, sidewalks, and curbs to preserve Irvington's historic street pattern.
- Preserve, maintain and restore Irvington's brick streets, alleys, and stone curbs.
- Strongly encourage the stockpiling of brick pavers and stone curbs so they may be available for repairs in the Irvington neighborhood and other historic areas.
- Use salvaged or replacement brick and/or stone curbs to perform necessary repairs.
- Maintain alley access for pedestrian movement, business and residential loading facilities, and garages with alley access.
- Discourage the vacation the existing streets and alleys.
- Discourage new curb cuts.
- If a street or alley has been vacated, encourage the appearance of a street or alley to maintain the historic streetscape.

SIDEWALKS:

- Maintain the existing sidewalk system.
- Repair and/or replace existing concrete sidewalks that are in poor condition when rehabilitation or redevelopment occurs.
- Finish new concrete walks with hand-tooled joints and a one-directional broom sweep.
- Preserve, maintain and restore the blue and white ceramic street name tiles.

STREET LIGHTS:

Early Irvington plans and drawings referred to the "Washington D.C." standard street lights, which were metal columnar fixtures with acorn globes. A few original street lights exist in the community, primarily around Irving Circle Park and in the Pleasanton area.

- Encourage the installation of new street lights and parking area light fixtures to match or closely resemble the historic "Washington D.C." standard light fixtures.
- Encourage a level and color of light that is compatible with its surroundings.
- Discourage overly bright and harsh lighting, especially in the neighborhood residential area.

STREET TREES:

This section addresses only trees planted in the public right-of-way. Large, mature street trees are more prevalent in the neighborhood residential area. Along major thoroughfares,

such as Arlington and Emerson Avenues and Washington Street, many trees have been removed due to interference with overhead utility lines and obstructing vehicular traffic.

- Avoid street trees that interfere with traffic or inhibit pedestrian movement.
- Plant street trees in pits with metal grates that are flush with the pavement when in sidewalks. Grates should be a minimum of 18.5 square feet in area.
- Avoid tree species that branch out less than seven feet above the pavement.
- Consult the list of recommended street trees in the Appendix before starting a tree planting project. Also, the Department of Parks & Recreation can supply a list of recommended trees.
- Obtain a Flora Permit through the Department of Parks & Recreation (Indy Parks) Forestry Section prior to planting, pruning or removing trees in the public right-of-way.

STREET FURNITURE:

This section addresses only street furniture placed in the public right-of-way. Street furniture includes such items as benches, bus shelters, trash receptacles, fountains, and bollards. At the time of publication, there is a minimal amount of street furniture in the Irvington Historic Area. Existing street furniture is primarily found along the Washington Street commercial corridor.

- Locate street furniture outside of pedestrian pathways.
- Place street furniture close to places where pedestrians gather, such as intersections and building entrances.
- Choose street furniture that possesses a simple design and is compatible in color and material to its surroundings.

OTHER AMENITIES:

- Encourage public art.
- Encourage burying utility lines.

ARCHITECTURAL & DESIGN STANDARDS



The Irvington United Methodist Church, located at 30 North Audubon Road, occupies the prominent Audubon Circle site. Photo taken in 1928. *From the Bass Photo Collection, Indiana Historical Society.*





Eudorus Johnson House, 5631 University Ave., date unknown. Johnson was the long-time Marion County Auditor and a co-founder of Irvington. *Collection of Irvington Historical Society.*

ARCHITECTURAL & DESIGN STANDARDS



PURPOSE OF ARCHITECTURAL AND DESIGN STANDARDS

These standards are intended to help individual property owners choose an appropriate approach to issues that arise when working on historic buildings and when developing in a historic district. They are meant to indicate a range of alternative approaches that may differ from building to building and from property to property, but which are, nevertheless, compatible with the character of the Irvington Historic District. The standards are not meant to restrict creativity, but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

CERTIFICATES OF APPROPRIATENESS (COA's)

The Indianapolis Historic Preservation Commission (IHPC) grants approvals by issuing Certificates of Appropriateness or, in special circumstances, Certificates of Authorization (in the case of an inappropriate action approved for a special circumstance). The following sections contain the standard design guidelines for an Historic District. The IHPC will use the design guidelines when it reviews applications for Certificates of Appropriateness.

THE IHPC'S AUTHORITY TO APPROVE

A state statute (I.C. 36-7-11.1) authorizes the IHPC to review and approve the following actions before they occur in a district:

- Construction of any structure
- Reconstruction of any structure
- Alteration of any structure
- Demolition of any structure
- Rezoning
- Variance of Use
- Variance of Development Standards

Unless otherwise stated in this plan, it is presumed that all actions related to the above seven items **MUST BE APPROVED** by the IHPC and it is presumed that related design guidelines are enforceable.

HISTORIC DISTRICT EXEMPTED ACTIONS

The state statute allows certain categories of work involving the construction, reconstruction, alteration or demolition of structures to be specifically exempt from the requirement that a Certificate of Appropriateness be issued. Therefore:

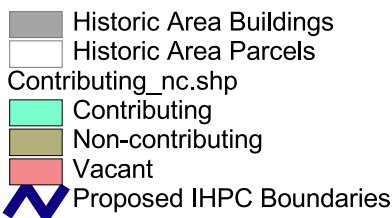
ALL CONSTRUCTION, RECONSTRUCTION, ALTERATION AND DEMOLITION OF ANY STRUCTURE IN THE HISTORIC DISTRICT REQUIRES A CERTIFICATE OF APPROPRIATENESS FROM THE IHPC UNLESS SPECIFICALLY NOTED IN THE DESIGN GUIDELINES AS "EXEMPT."

PLEASE NOTE-APPROVAL REQUIRED! A Certificate of Appropriateness or Authorization (COA) from the Indianapolis Historic Preservation Commission (IHPC) must be obtained before receiving any permits or undertaking any work to the exterior of a building and/or performing site improvements; or before undertaking any actions that constitute construction, reconstruction, alteration, or demolition; or before implementing any land uses that require a rezoning or zoning variance; or anything otherwise included in these guidelines.

WHERE TO FIND HELP The IHPC staff may be consulted for assistance in meeting the standards, applying for Certificates of Appropriateness, and for obtaining IHPC rules, policies and procedures. At the time this plan is written, the staff may be reached at (317) 327-4406. Additional information may be obtained from the IHPC website at www.indygov.org/ihpc.

PLEASE NOTE-USE OF ALTERNATIVE MATERIALS! The use of new, synthetic, man-made, and/or alternative materials may be cautiously considered, even when a guideline recommends traditional materials. However, such materials must first be approved and will only be approved if the IHPC determines that they appear and function in a manner so similar to the traditional material that it is an appropriate substitute. When considering such materials, especially on historic structures, the following characteristics shall be considered:

- **Durability:** Does the synthetic material perform as well as the historic material it is replicating?
- **Appearance:** Does the synthetic material, once it is finished, look like the historic material it is replicating in terms of color, texture, reflectivity, etc.?
- **Compatibility:** If the new material mixes with or touches different materials, will the materials appear seamless and natural together and/or will any unusual problems occur due to different characteristics (flexing, expansion, chemical reactions, etc.)?
- **Cost:** Does the synthetic material make feasible a rehabilitation project that would otherwise be too expensive to execute?



This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



GUIDELINES FOR RENOVATING HISTORIC BUILDINGS



INTRODUCTION

Buildings identified on the Building Significance Map (see page 75) as contributing can be assumed to have historic significance. Work done to such buildings should be within the framework of these guidelines. Work done to a building identified as potentially contributing should also follow these guidelines if the building is found to have some historic significance.

These guidelines are intended to help individual property owners choose an appropriate approach to issues that arise when working on historic buildings. Before approaching the issues, it is helpful to have first chosen an overall approach to the entire project. Renovation approaches generally fall into one of the following categories:

- **Stabilization:** A process involving methods that reestablish a deteriorated property's structural stability and weather tightness while sustaining its existing form.
- **Preservation:** A process involving methods that maintain a property in its present state.
- **Rehabilitation:** A process involving repairs and alterations to a property that adapt it to a contemporary use while preserving its historic fabric and character.
- **Restoration:** A process that accurately recovers the appearance of a property at a particular period of time by removing later additions and/or replacing missing features.
- **Renovation:** A generic term used to define all work that is meant to make new again.

The approach chosen will depend on factors such as the budget, the eventual use of the building, and the owner's personal objective. The guidelines are meant to indicate a range of alternative approaches that may differ depending on the overall approach chosen but which are, nevertheless, compatible with the character of the Irvington historic area. Design standards and guidelines are not meant to restrict creativity but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

The following quote and the fundamental concepts from The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, Washington, D.C. 1977) summarizes the importance of appropriate rehabilitation and bears repeating.

"Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future."

ACCESSIBILITY

The City of Indianapolis – Marion County recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons without destroying a building's historic and architecturally significant materials and character-defining features.

When modifying buildings to provide accessibility, the following guidelines should be followed.

RECOMMENDED:

1. The new element or alteration should have as little visual impact on the historic character of a building as possible.
2. For commercial facilities and public buildings, the accessible entrance should be the primary public entrance when possible to do so without resulting in significant loss of historic materials and character.
3. If access to the primary entrance cannot be provided without threatening or destroying significant architectural features, access should be provided through an obvious and easily accessible alternate entrance. Directional or notification signage should mark this alternate entrance.
4. Ramps should be carefully designed and located to preserve the historic character of the structure.
5. Materials for ramps should be compatible with the building. Wood ramps should be painted or stained to match the building.
6. Handrails should be made of metal or wood. Wire or cable handrails are not appropriate.
7. Lifts should be as inconspicuous as possible. If feasible, lifts should disappear into the ground, be built into another feature, or painted to match the adjoining materials.
8. Ramps, lifts, etc. may be screened with landscaping.
9. If an existing door opening is too narrow to accommodate a wheelchair and its alteration would significantly diminish the historic integrity and character of the building or result in the loss of a significant historic door, consider installing off-set door hinges to increase the effective width of the door opening without physically altering it.
10. Consider installing automatic door openers or frictionless hinges to make doors easier to open.
11. Temporary accessibility components should be:
 - reversible,
 - not destroy historic fabric, and
 - be of materials and/or color that has the least visual impact on the historic structure.

NOT RECOMMENDED:

1. Unnecessarily covering significant architectural details or damaging historic material.

PLEASE NOTE! The IHPC is not responsible for ensuring that applicants meet federal, state and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

The American National Standard ANSI A 117.1 clearly defines the specifications for making a building and site safe and usable for persons with disabilities. The following sources may provide additional information regarding accessibility for historic buildings and sites:

- ADA Information Line – (800) 514-0301 or (800) 514-0383 (TDD)
- www.usdoj.gov/crt/ada/adahom1/htm
- Advisory Council on Historic Preservation – (202) 606-8503 or www.achp.gov
- Preservation Brief #32: Making Historic Properties Accessible – National Park Service – www.nps.gov

AWNINGS AND CANOPIES

EXEMPT FROM REVIEW AND APPROVAL

Awnings on any structure having a dwelling district (D) zoning classification.

Awnings or canopies can be both decorative and functional. They can add visual interest and character to a building and serve as an energy saver by regulating the amount of sunlight that enters a window. For clarification purposes, definitions are provided below.

- **Operable awning:** An operable awning is typically made of a flexible material, like canvas, and is stretched over a metal frame. It is a functional awning that can be either open or closed and may be easily detached from a building.
- **Fixed awning:** A non-operable awning, often made of wood or metal, that is permanently attached to a building.
- **Canopy:** A canopy is usually made of wood or metal and is permanently secured to a building by steel rods.

RECOMMENDED:

General

1. Awnings should be traditional in style and proportioned to fit the window opening properly.
2. Canvas awnings are preferred. Materials that visually simulate canvas may also be appropriate.
3. The colors of the awning or canopy should reinforce the existing color scheme of the building or storefront.
4. Awnings should be anchored to the building in the least damaging method possible. On masonry buildings, masonry anchors should occur at mortar joints only, and no brick face should be damaged.

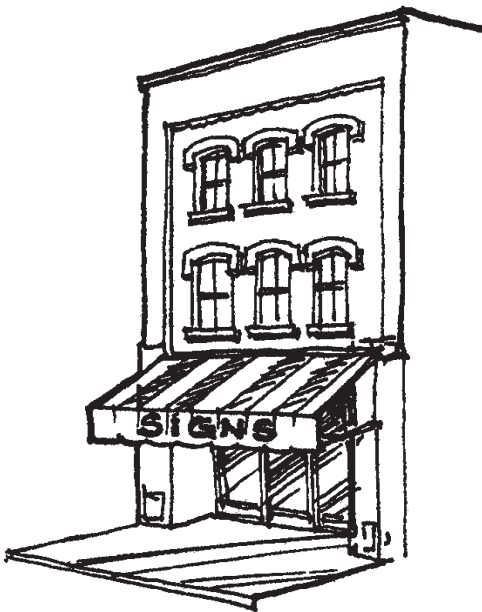
Commercial Buildings

5. On storefronts, awnings and canopies should reflect the façade configuration and the storefront proportions. The awning(s) should not overpower the building.
6. Awnings are good locations for storefront signage.

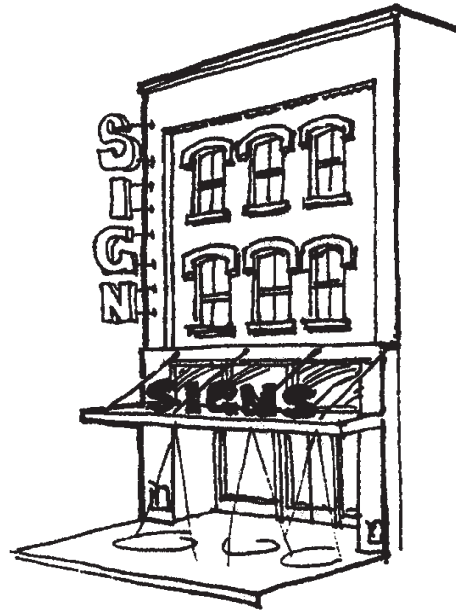
NOT RECOMMENDED:

1. Covering important architectural features.
2. Installation of awnings on highly visible façades, unless they were traditionally associated with a building's style and date or origin.
3. Aluminum, fixed metal or similar awnings that detract from the visual quality of a building.
4. Back-lit, internally illuminated, or flashing lights on awnings or canopies are considered inappropriate. Flashing lights may be considered for theatres and cinemas only.
5. Awning shapes or canopies that detract from the proportions and architectural style of the building.
6. In commercial areas, awnings that are obtrusive in the streetscape.

APPROPRIATE



INAPPROPRIATE



DOORS AND DOOR OPENINGS

EXEMPT FROM REVIEW AND APPROVAL

Storm and/or screen doors on any building elevation, provided:

- The door opening is not altered, and
- The storm/screen door properly fits the door opening without use of spacers.

Voluntary Guidelines

The following guidelines are meant to assist when undertaking an exempt activity:

- Wood storm and screen doors are preferred.
- If aluminum or other metal storm/screen doors are used, it is best that they are pre-finished or painted a color to match the door or trim.
- Unless replicating an historic storm/screen door, it is best if they are simple in design, do not obscure the primary door design, and do not include decorative details and simulated muntins (grids).

RECOMMENDED:

General

1. Original doors should be repaired and retained, or if beyond repair, replicated.
2. If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood (unless the original door was of a different material) and should match the original in size, shape and proportion.
3. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.
4. Glass/glazing in doors and transom windows should be compatible with the building style. All new glass shall be transparent (clear) and shall not be tinted (colored), semi-transparent (frosted, etc.), or contain any decorative coming, unless documentation indicates such glass/glazing historically existed or it is determined that such glass is appropriate based on a building's architectural style.
5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.
6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware, or unobtrusive and compatible new hardware.

Commercial Buildings

7. On commercial buildings, doors with aluminum frames with one large glass panel may be appropriate.

Garage Doors

8. Original garage doors that are significant to the character of a garage should be repaired and retained. If beyond repair, they should serve as a model for the design of replacement doors.
9. Replacement garage doors should be compatible with the garage design. Historic garage doors are typically wood, and therefore a wood replacement door should be considered.
10. When replacing a garage door, consider the design of the garage and its location.
 - Garage door facing streets. Careful consideration should be given to both design and materials. Door designs that evoke an historic garage door, or include panels, windows and traditional detailing are preferred. Wood is preferred, but use of synthetic materials may be considered if the surface can be painted and the finished visual effect appears the same as a wood door.
 - Garage doors facing alleys. Traditional panel doors are preferred over plain, flush doors, although visibility from a street and simplicity of garage design may be taken into account when determining if a simple door is appropriate. Synthetic materials may be considered if the design and detailing is substantially similar to a traditional wood door and if the surface can be painted.

NOT RECOMMENDED:

General

1. Eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from the original openings.
2. Sliding glass doors.
3. Door styles that evoke an era pre-dating the building.
4. Discarding original door hardware. If possible, it should be repaired and retained.

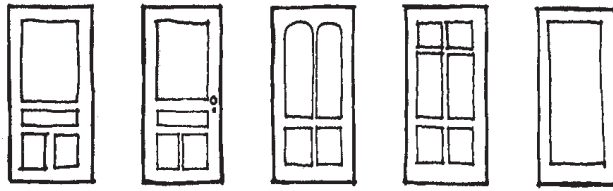
Commercial Buildings

5. Residential style doors on commercial buildings.

Garage Doors

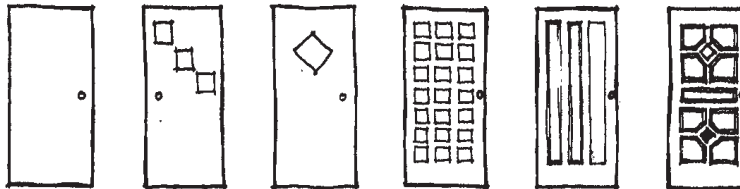
6. Altering two single garage door openings to one double door opening is discouraged when the garage fronts a street, is highly visible from the street, or if the garage possesses a unique architectural design.

APPROPRIATE ENTRY DOORS

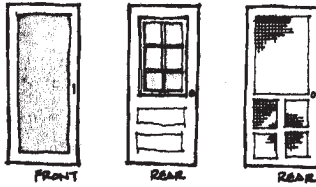


NOTE:
APPROPRIATENESS
DEPENDS ON
HOUSE STYLE

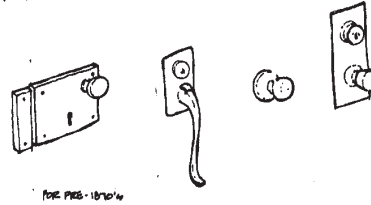
INAPPROPRIATE ENTRY DOORS



APPROPRIATE STORM DOORS

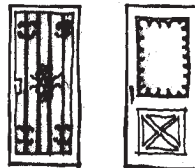


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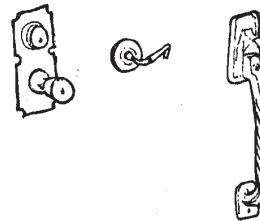


FOR PERS. 18" x 14"

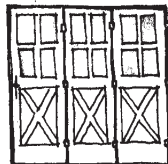
INAPPROPRIATE STORM DOORS



INAPPROPRIATE



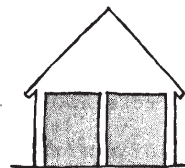
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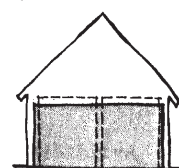
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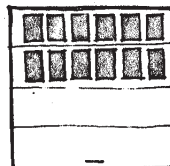
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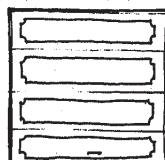
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ALTERATION



MAY BE



INAPPROPRIATE



MASONRY

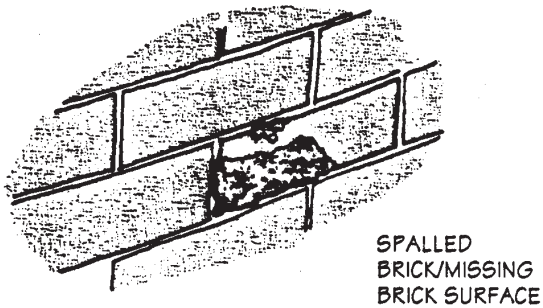
RECOMMENDED:

1. Damage to masonry is usually caused by movement or water infiltration. Causes should be identified and stopped before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. No more than 20% of the lime should be substituted by white portland cement for workability.
3. Careful removal of mortar from the joints so as not to damage the brick edges.
4. Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials that match the original in appearance. Reuse of the original material on the face of the foundation is preferable.
5. Whenever replacement brick or stone is needed, use salvaged or new material that closely matches the original in size, color, and texture.
6. Whenever masonry has been painted, it is usually advisable to repaint after removing all loose paint. Old paint that is firmly fixed to the masonry will usually serve as an adequate surface for repainting. Methods that attempt to remove all evidence of old paint can damage the masonry (softer masonry is more prone to damage).
7. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to masonry. Test patches should be used to assess the effect of any proposed cleaning method.

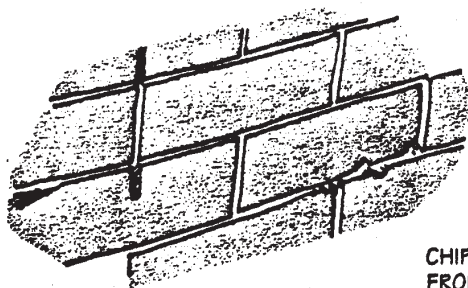
NOT RECOMMENDED:

1. Replacing bricks, unless excessively spalled or cracked. Consider reversing a brick to expose its good surface before replacing it with a new brick.
2. Using what is commonly called “antique” brick. These consist of a mixture of bricks, in a wide range of different colors and types. Bricks on historic buildings were usually uniform in color.
3. Covering-over or replacing masonry simply to eliminate evidence of past cracks, repairs, and alterations.
4. The cleaning of dirt, grime and weathering from masonry surfaces is usually not necessary unless it is causing damage or is unsightly. In any case, the goal should not be to make the masonry look new. Old masonry neither can nor should regain its original appearance.
5. Power grinders. The mechanical equipment is cumbersome and even the most skilled worker may tire or slip and cause irreversible damage.
6. Sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.

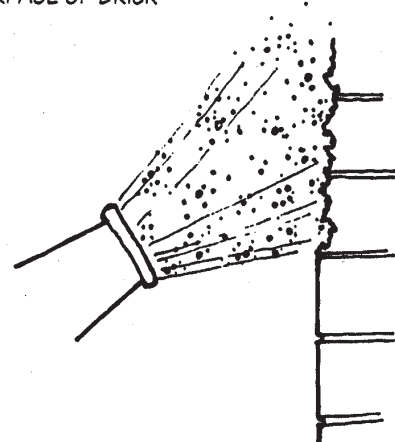
7. Waterproof and water repellent coatings are typically not recommended because they are generally not needed and can potentially cause serious damage to the masonry. However, in certain cases, waterproof or water repellent coatings may be considered if the condition of the masonry justifies such treatment.
8. Covering masonry with tar or cement coatings.



CARELESS USE OF A
POWER GRINDER OR SAW
TO REMOVE MORTAR



SANDBLASTING REMOVES
SURFACE OF BRICK



TUCKPOINTING NOTE! When repointing, or “tuckpointing,” a historic masonry building, it is very important to use a soft lime mortar. Modern mortar mixes used today are often much harder and less permeable than historic soft lime mortars. Mortar used for repointing should be softer or more permeable than the masonry itself, and no harder or more impermeable than the historic mortar to prevent damage. Building stresses caused by expansion, contraction, or settlement are relieved by mortar, not masonry. Mortar that is stronger in compressive strength than the masonry will not “give” and causes building stresses to be relieved through the masonry walls. This results in permanent damage to the masonry, such as cracking and spalling, and cannot be repaired easily.

SANDBLASTING NOTE! Sandblasting (and other forms of abrasive “grit” cleaning methods) can be extremely harmful and cause irreparable damage to masonry buildings. Sandblasting removes the hard, outer protective surface from brick or stone and exposes the masonry’s porous inner core. This porous surface is extremely susceptible to water infiltration and erosion. In winter months, sandblasted masonry is particularly vulnerable to the freeze-thaw cycle, and can cause masonry surfaces to crack, spall, and delaminate.

“Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.” *The Secretary of the Interior’s Standards for Rehabilitation.*

PAINT

DEFINITION: Paint is an opaque coating generally made with a binder, liquid, additives, and pigments. Applied in a liquid form, it dries to form a continuous film that protects and improves the appearance of the substrate. Latex paints are composed of pigments suspended in water, whereas oil paints are alkyd resins thinned with products such as turpentine. Both oil and latex paints are considered appropriate for historic buildings. Permanent coating systems and/or waterproof or “protective” coatings, do not meet this definition of “paint” and are subject to review.

EXEMPT FROM REVIEW AND APPROVAL

- Painting any wood or metal surface on any structure having a dwelling district (D) zoning classification.
- Repainting any previously painted masonry surface on any structure having a dwelling district (D) zoning classification.

Voluntary Guidelines

The following guidelines are meant to assist when undertaking an exempt activity:

- Gently remove all loose, flaking paint and clean the surface before repainting. It is not necessary to remove all old paint as long as it is firmly fixed to the surface.
- Paint colors are essentially a personal choice. They are reversible, have no permanent effect and have usually changed many times throughout the history of a building. There are two general approaches that are appropriate for selecting a color scheme:
 - a. Identify through research the original colors and repaint with matching colors. Previous paint colors can be found by scraping through paint layers with a knife, analyzing the paint in a laboratory, or finding hidden areas which were never repainted.
 - b. Repaint with colors commonly in use at the time the building was built.
- Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme becoming too busy.
- Monochromatic (single color) color schemes on buildings that originally had vibrant, multiple, and contrasting colors are not recommended
- Highly polychromatic (multi-color) color schemes on buildings that were originally painted with restraint and simplicity are not recommended.

Need Help? Can't Decide?

Although there is no review or approval required for paint color selection, IHPC staff is available to assist the public with selecting colors. The IHPC office has several paint manufacturers' color wheels, examples of historic paint schemes, and historic paint palettes.

NOT RECOMMENDED:

General

1. Any type of permanent coating system (see note on next page) or product that has one or more of the following characteristics that may be detrimental to an historic structure:
 - Bonds to the historic material and cannot be removed without damage to or the removal of the historic material.
 - Has a thickness greater than the ordinary exterior paint thickness of 4 mils, thereby obscuring architectural details, changing the visible profile, and/or limiting the vapor permeability.
 - Requires the caulking or sealing of historic boards.
 - Will not accept future applications of paint.
2. Waterblasting and other forms of abrasive cleaning as a method of paint removal (see warning below).
3. Caulking under wood siding. Caulking prevents proper water evaporation and contributes to wood rot.
4. Painting any previously unpainted masonry surfaces (painting brick on non-historic buildings may be considered).

Commercial Buildings

5. Removing historic painted wall signs (i.e. “ghosting”).

WATERBLASTING NOTE! Waterblasting is not a recommended method of paint removal because it forces water deep into the wood. Weather conditions, such as high humidity or cold temperatures, affect the rate of water evaporation. Water forced deep into the wood may become trapped beneath a newly painted surface. This trapped water may cause paint to blister and peel, and can also cause damage to the wood substrate. To prep a wood surface for repainting, first handscrape the wood to remove any loose or flaking paint. Then clean the surface by water washing with a garden hose and gently scrub using a mild detergent and a medium soft bristle brush.

PERMANENT COATING SYSTEMS NOTE! Permanent coating systems are different from traditional paint. These products are paint-like coating systems made from polymers and resins that emulate, but dry thicker (some as much as 15 times thicker), than regular paint. Such products were only recently introduced to the market, and their durability, resilience, and “repairability” is uncertain. The IHPC does not consider these products to be appropriate.

PORCHES

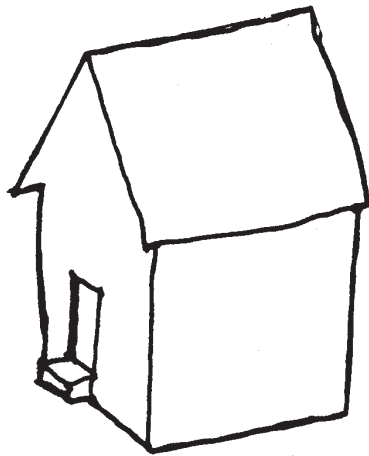
RECOMMENDED:

1. Repair and retain original porches.
2. If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.
3. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.
4. Original porch floors should be repaired or replaced to match the original.
5. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. Check the following sources for evidence:
 - a. old photographs
 - b. historic Sanborn maps
 - c. paint lines defining porch roof outlines
 - d. paint lines defining porch post design
 - e. remnants of the porch foundation
 - f. similar houses in the neighborhood (helpful but not always dependable)
 - g. oral descriptions from previous owners
6. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch of the era while being identifiable as a recent addition not original to the building.

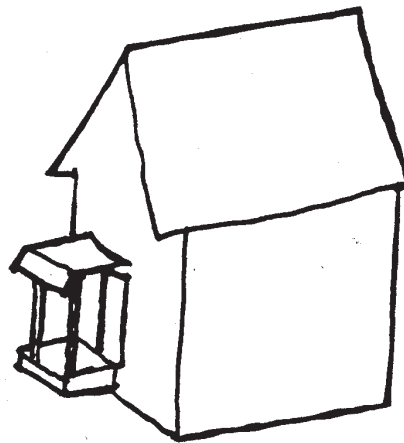
NOT RECOMMENDED:

1. Alterations to historic porches, especially on primary facades.
2. Replacing original stone steps.
3. Replacing original wood floors with concrete.
4. Placing new porches in locations which never had porches, especially on significant elevations.

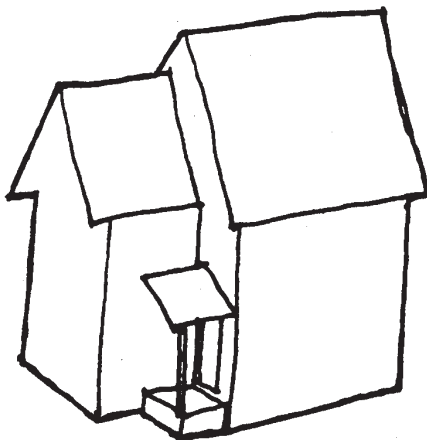
ORIGINAL



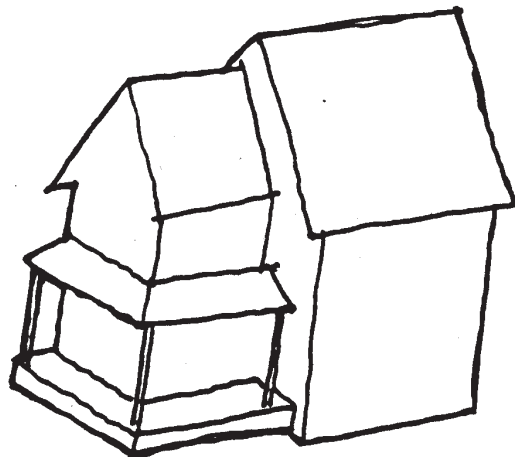
INAPPROPRIATE



ORIGINAL



INAPPROPRIATE



ROOFS AND ROOF ELEMENTS

EXEMPT FROM REVIEW AND APPROVAL

Flat roofs that are not visible from the ground.

Voluntary Guidelines

The following guideline is meant to assist when undertaking an exempt activity:

- Repair or reroof with a dark material or a material that matches the building color.

RECOMMENDED:

Asphalt and Fiberglass Roofs

1. Preferred colors for asphalt or fiberglass roofs are medium to dark shades of gray and brown. Solid red and green roofs are appropriate on some early 20th-century buildings.

Slate and Tile Roofs

Requests to remove historic slate and tile roofs will be evaluated on a case-by-case basis. Slate, which is a natural stone material, has a typical life expectancy of 60 – 125 years depending on the type of slate installed, roof configuration, and the geographical location of the property. It should be recognized that slate, regardless of how well it is maintained, naturally delaminates and deteriorates over time, and many historic buildings roofed with slate in the late 19th and early 20th centuries are nearing the end of their serviceable lives. When evaluating removal and replacement of slate and tile roofs, the following guidelines are recommended:

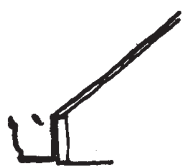
2. **In-kind replacement.** Whenever possible, slate or tile roofs should be repaired rather than replaced. If replacement is justified, new slate or tile is preferred. Consider retention of good material for installation on roof slopes visible from the street.
3. **Replacement with imitation slate or tile.** Modern roofing products are more successful at emulating the appearance of slate and tile than their predecessors. If replacing a slate or tile roof in-kind is cost prohibitive, an imitation roofing product may be considered if it closely resembles the original slate or tile. The following factors should be considered when evaluating the appropriateness of an imitation roofing material:
 - Color (color variations are common for historic slate and tile)
 - Texture (features that contribute to the depth and shadow lines created by slate and tile)
 - Pattern (how the slate/tiles are laid: staggered or straight)
4. **Replacement with Asphalt Shingles.** Replacing a slate or tile roof in-kind or with an approved imitation roofing product is preferable over replacement with asphalt shingles. However, if replacing the roof in-kind or with an imitation product is cost prohibitive, then a dimensional fiberglass roofing shingle may be considered. A dimensional shingle is preferable over a traditional 3-tab asphalt shingle, due to the wide variety of colors,

patterns, and textures. The color and texture of the original roofing material shall be taken into account when choosing an appropriate replacement material.

Roof Elements

5. Adding a slope to a problem flat roof if it is not visible from the ground or does not affect the character of the building.
6. A drip edge, if used, should be either prefinished or painted to match surrounding building materials.
7. Gutters and downspouts should match the building body and/or trim color.
8. Repairs and retention of built-in gutters or reconstruction of the gutters in a similar configuration using alternative materials.
9. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water run off on the ground rather than installing gutters when none originally existed.
10. Flat-surfaced skylights with frames that match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.
11. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

PLEASE NOTE — JUSTIFICATION FOR NEW MATERIALS! While the use of authentic replacement slate or tile is preferable, the use of imitation materials does not preclude someone from restoring the roof at a later date with the real material. Before historic roofing materials are removed, clear photographs of the roof's appearance shall be submitted in order to aid in any future roof restoration.



Ogee or
box gutter



Half-round
gutter

Note:
No gutter
board

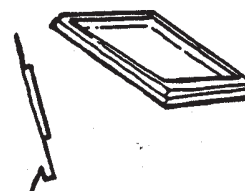


Roof mounted
gutter

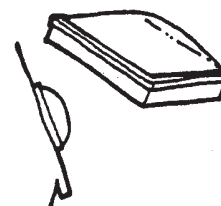


Built-in
box gutter

Appropriate



Inappropriate



ROOF ALTERATIONS

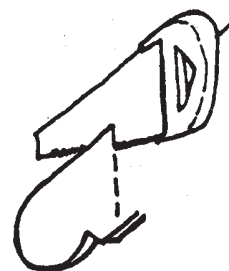
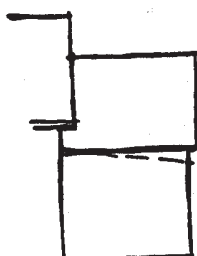
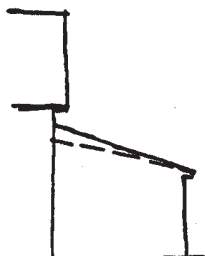
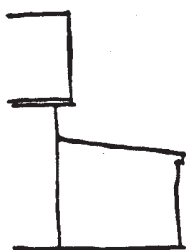
Inappropriate



Original

Maybe

Inappropriate



Inappropriate

SECURITY

RECOMMENDED:

General

1. Security devices that will not detract from the character of the building and surrounding area. Examples include installing locks on windows and doors, installing alarm systems, installing lighting.

Residential Buildings

2. If a security door is necessary on residential buildings, security doors should; a) have as few bars as possible, b) be simple in design with no decorative details, c) fit the door opening exactly, without alteration to the door frame, and d) be painted to match the door it protects.
3. Fixed bars on the inside of basement windows because of their minimal impact to the character of a building.

Commercial Buildings

4. If a physical barrier is necessary on commercial buildings, consider interior rolling grills that can be pulled down at inoperative hours and reopened during business hours.

NOT RECOMMENDED:

General

1. Overly decorative security doors.
2. Closing up window or door openings.
3. Replacing basement windows with glass block.
4. Permanently fixed bars on the exterior of windows.
5. Replacing original doors with metal doors.

Commercial Buildings

6. Exterior folding gates on the front of commercial buildings.

SIDEWALLS (COMMERCIAL BUILDINGS)

Sidewalls refer to the side elevations of a commercial building. Many commercial buildings share sidewalls with an adjacent building(s), which is referred to as a “party” wall.

RECOMMENDED:

1. Restoration of ornate or finished sidewalls in the same manner as front facades.
2. New window or door openings may be considered in former “party” walls. Placement, size and style should be compatible without replicating original openings. New window and door openings in party walls are considered temporary since future development may occur on the adjacent site.
3. Painted signs on sidewalls that historically had such advertising might be considered provided the design evokes the character of the historic sidewall signage.

NOT RECOMMENDED:

1. Using sidewalls for advertising or billboards.
2. Making old “party” walls appear as an originally finished, major facade.

PLEASE NOTE - CONSULT CODE! Prior to installing new window and door openings in sidewalls, consult the Indiana State Uniform Building Code for restrictions.

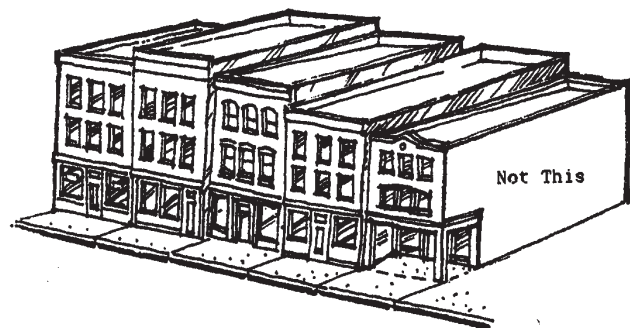
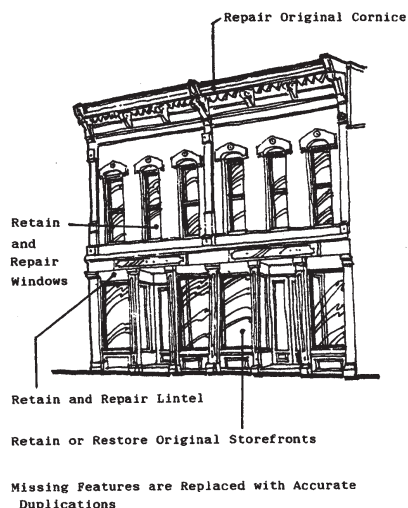
STOREFRONTS

RECOMMENDED:

1. Maintain the original proportions, dimensions and elements when restoring, renovating or reconstructing a storefront:
 - a. Retain or restore the glass transom panels, kickplates and entrances at their original locations and proportions.
 - b. Restore detail to the original, if evidence exists. Use simplified detail if original evidence does not exist.
2. If covered, consider uncovering the original lintel, support wall or piers to reestablish the storefront frame.
3. If original storefront is gone and no evidence exists, construct a new storefront that incorporates traditional storefront elements, such as display windows, transoms, kickplates, etc.

NOT RECOMMENDED:

1. Using elements typically found in commercial shopping strips that do not relate to the historic elements in the area.
2. Setting new storefronts back from the sidewalk and disrupting the visual order of the block.
3. Creating new storefronts that replicate non-documented “historic” facades or evoke styles that pre-date the building or that evoke other places.
4. Introducing mechanical equipment, e.g. air conditioners, in storefronts.



Storefronts are not set back from the Sidewalk

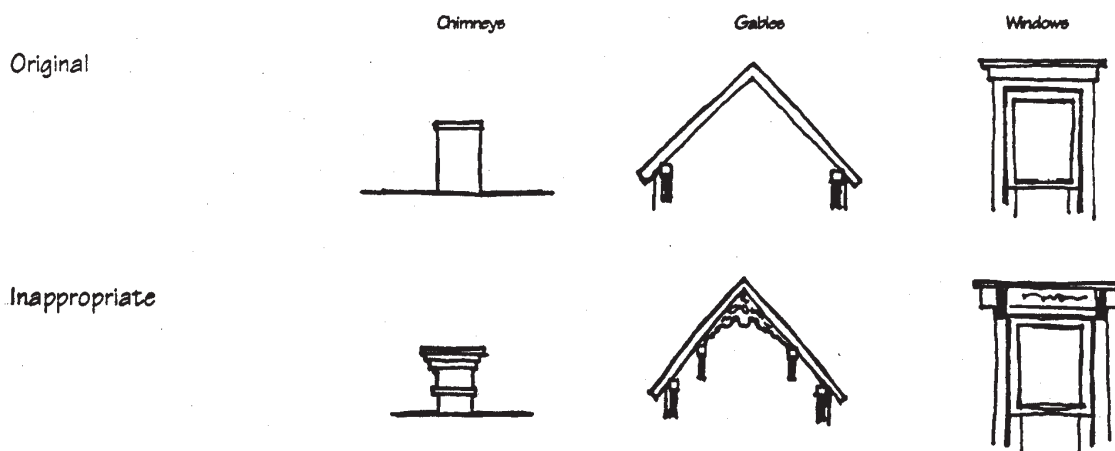
TRIM AND ORNAMENTATION

RECOMMENDED:

1. Repair and preserve the original cornice, trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.
2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.
3. New materials may be considered if they can be painted and the dimensions and the finished visual effect appears the same as wood.

NOT RECOMMENDED:

1. Fabricating a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.
2. Removing decorative elements simply because they are not original to the building. They may have significance of their own or are evidence of the evolution of the building.
3. Adding decorative details to parts of a building that never had such details. For example, window and door trim was sometimes different and more simple on the side, both sides or the rear of a building.
4. Covering up original details.



WINDOWS AND WINDOW OPENINGS

EXEMPT FROM REVIEW AND APPROVAL

Storm and screen windows on any building, provided:

- The window opening is not altered, and
- The storm/screen windows are properly fit to the window opening without use of spacers.

Voluntary Guidelines

The following guidelines are meant to assist when undertaking an exempt activity:

- Storm/screen windows made of wood, aluminum, or other metals are preferred.
- It is best that the storm/screen windows be painted, anodized, clad, or otherwise coated in a color to match the existing windows or trim
- It is best that storm/screen windows be compatible with the window pattern (no simulated muntins or decorative details).
- It is best that storm/screen windows do not obscure the window trim.
- The installation of interior storm windows might also be considered.

RECOMMENDED:

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if the replacement is similar to the original.
2. Historic decorative glass (art, etched, leaded, prism, stained, etc.) windows are particularly important architectural features. Every effort should be made to retain decorative glass windows and the utmost consideration and attention should be given to their repair. Replacement of decorative glass windows should only be considered when the window(s) are so deteriorated that repair is not economically feasible.
3. Window replacement should be considered only when one of the following conditions exists and can be documented:
 - a. The existing windows are not original and are not significant.
 - b. The condition of existing windows is so deteriorated that repair is not economically feasible.
4. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weather-stripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.
5. If it is determined that window replacement is justified and the affected window(s) is multi-light, new simulated divided light windows may be considered appropriate provided the following criteria are met:

- a. The new window and muntins are solid wood.
 - b. The new window replicates the historic muntin pattern (e.g. a six-over-one window should be replaced with a new six-over-one window).
 - c. The new window replicates the historic muntin in size, shape, dimension, and profile.
 - d. The simulated muntins should be permanently affixed to both the inside and outside of the glass.
 - e. If the new window contains insulated glass, a spacer (or shadow bar) should be installed between the panes of glass to give the appearance of a true divided light window.
6. Frosted (translucent) replacement glass may be considered appropriate when the following conditions exist:
 - a. The affected window is on a side and/or rear elevation(s),
 - b. The affected window is not clearly visible from the street,
 - c. The alteration is reversible, and
 - d. There is a functional need for the frosted glass (e.g. privacy in a bathroom).
 7. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.
 8. Exterior shutters may be installed if there is evidence that they once existed on a building, and then, only on those windows that had shutters. For evidence, look for old photographs, remaining hinges and hinge mortises.

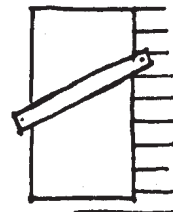
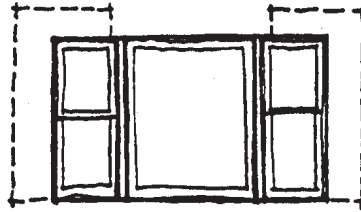
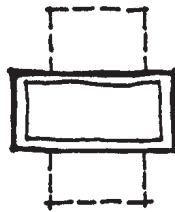
NOT RECOMMENDED:

1. Replacement windows not similar to the original in size, dimension, shape, design, pattern, and material. Aluminum clad, vinyl extruded, or vinyl clad windows, simulated “snap-in” muntins, and tinted glass are not considered similar to original wood windows.
2. Creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.
3. Installing decorative glass windows (stained, art, etched, leaded, prism, stained, etc.) where none historically existed.

ORIGINAL



INAPPROPRIATE REPLACEMENTS



INAPPROPRIATE
STORM LOCATION

APPROPRIATE
STORM LOCATION

WINDOW



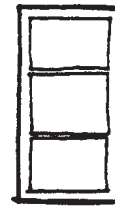
APPROPRIATE STORM



INAPPROPRIATE STORMS

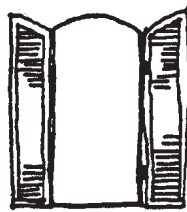
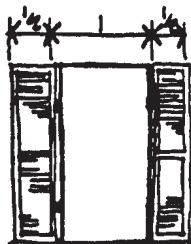


OVERLIES



DOES NOT FIT
WINDOW PATTERN

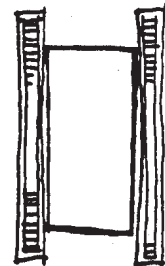
APPROPRIATE SHUTTERS



INAPPROPRIATE SHUTTERS



TOO SHORT
TOO WIDE



TOO LONG
TOO THIN

WOOD SIDING

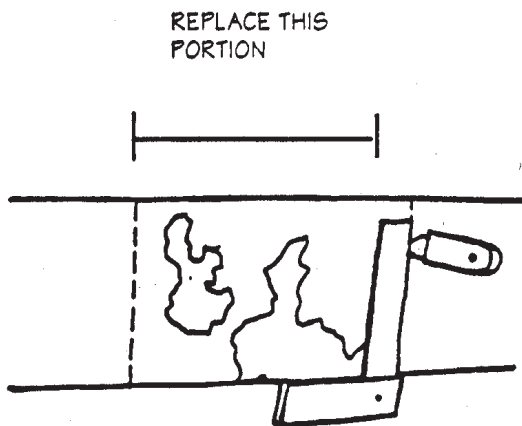
RECOMMENDED:

1. Unrestored wood siding may look beyond repair but may be in better condition than it looks. The preferred approach to wood siding is as follows:
 - a. Retain all of the sound original wood siding.
 - b. Repair and retain split boards by nailing and/or gluing with waterproof glue.
 - c. Leave concave or convex boards as they are unless there is a problem. If necessary, repair by carefully inserting flat screws in predrilled holes and gradually tighten.
 - d. Putty nail holes.
 - e. Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, dimension, profile, and texture. It may be a new wood board or a salvaged board
 - f. Missing boards should be replaced with new or salvaged wood boards to match the original.
 - g. Siding should be primed and painted after removing all loose, flaking paint and gently cleaning the surface with a low-pressure water wash.
2. Replacement of original siding is generally justified only by documented problems with the material's structural condition. Aesthetic reasons generally do not justify replacement. As a rule, the following are conditions that generally do justify replacement:
 - a. Badly rotten wood
 - b. Boards with splits (especially multiple splits) that cannot reasonably be repaired
 - c. Burned wood
 - d. Missing wood

NOT RECOMMENDED:

1. Removing the original siding. Historic siding provides important physical evidence of a building's history and adds immeasurable value to a building's historic character. When historic siding is replaced with new wood siding, the irregularities that record the building's evolution through time and give it its character are lost. In short, the historic significance of a building where the original siding is removed is diminished. As a rule, the following reasons generally do not justify replacement:
 - a. To remove paint
 - b. To avoid repairs
 - c. To hide past or planned alterations
 - d. To increase energy efficiency
 - e. To restore the "original" appearance (to look "new")
2. If wood siding is covered by insul-brick, aluminum, or vinyl siding, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.

3. If replacement of siding is justified (partial or total), avoid using any material other than real wood with dimensions, profile, size and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and should be avoided. Generally, rough sawn wood is not appropriate.
4. It is neither necessary nor in many cases desirable to remove all old paint from wood. Methods to accomplish total removal of paint can be damaging to the siding and should be pursued with great care. The use of high pressure water blasting (over 600 psi), sand-blasting, rotary sanding, or a blow torch should be avoided.
5. Caulking under wood siding is not recommended. Caulking prevents proper water evaporation and contributes to wood rot.



REPAIR CONVEX SIDING BOARDS



REPAIR CONCAVE SIDING BOARDS

GUIDELINES FOR RENOVATING NON-CONTRIBUTING BUILDINGS



EXEMPT FROM REVIEW AND APPROVAL

Non-historic storage sheds and other small non-historic accessory buildings, provided:

- Structure is freestanding, and
- Structure was constructed without a permanent foundation, and
- Structure is 1-story in height, and
- Structure is under 144 sq. ft.

Primary structures identified on the Building Significance Map (see page 75) as non-contributing can be assumed to have little, if any, historic significance. Work done to such buildings should follow the guidelines in this section. Work that is proposed to a building identified as non-contributing is viewed somewhat differently than work done to a contributing building. The effect that a building alteration has on surrounding historic buildings and on the character of the area is the primary factor rather than the effect on the subject building itself. This different perspective results in a much greater latitude for change in non-contributing buildings than in contributing buildings.

RECOMMENDED:

1. Consider the following issues when planning major alterations to non-contributing buildings;
 - a. Does the building have good design features that should be kept, enhanced, or can otherwise contribute to the new design?
 - b. What are the prevalent materials, colors, heights, architectural features, etc. in the surrounding area?
 - c. What is the context of the building, i.e. historic buildings, non-historic buildings, vacant land?
 - d. Does the non-historic building have an aesthetic effect on any historic buildings?
2. Renovations, alterations and rehabilitation should use quality materials and craftsmanship.
3. New architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within the district.

NOT RECOMMENDED:

1. Materials, patterns and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.
2. Altering a non-historic building to reflect an earlier time or another place.
3. Adding historic-looking features to a non-historic building to make the building look historic or of an earlier time period.

GUIDELINES FOR NEW CONSTRUCTION



INTRODUCTION

The following concepts and criteria were prepared to assist those persons planning new construction in the historic area. These guidelines are used by the Indianapolis Historic Preservation Commission (IHPC) for review of applications for Certificates of Appropriateness. IHPC approval is required before a building permit is issued.

PLEASE NOTE! Those proposing new construction are strongly recommended to consult as early as possible in the design process with:

- IHPC staff, and
- Affected neighborhood organizations (contacts are available from the IHPC office).

Experience has proven that design development, project review and IHPC approval is smoother when all the interested parties have been consulted early.

FUNDAMENTAL CONCEPTS

The purpose of new construction guidelines is to present concepts, alternatives, and approaches that will produce design solutions that recognize the characteristics of the Irvington Historic Area and bring harmony between new and existing buildings. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions that may be appropriate. While guidelines can create an acceptable framework, they cannot ensure any particular result. Consequently people may hold a wide range of opinions about the resultant designs since those designs are largely a factor of the designer's ability.

- Irvington is an historic area unique to Indianapolis and represents a specific period in the development of the City. Attempts to design new construction modeled after other historic communities, such as Georgetown, Savannah, Williamsburg, or New Harmony, are not appropriate.
- New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old, yet at the same time be distinguishable from the old, so the evolution of the historic area can be interpreted properly. The architectural design of any period reflects the technology, construction methods, and materials available at the time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional design characteristics of an area will dilute the quality of the existing structures and will threaten the integrity of the district.

- Newly designed buildings should not detract from the character of the historic area. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.
- New construction should clearly indicate, through its design and construction, the period of its integration within the district.
- Universal access to all persons is encouraged in new construction.

NEW CONSTRUCTION GUIDELINES: CONTEXT

Guidelines serve as aids in designing new construction that reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any historic district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites that fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE.** This is usually a site upon which there already exists a primary structure. New construction usually involves an addition to an existing building or the construction of an accessory building such as a garage.
Context. New construction must use the existing building as its most important, perhaps only, context.
2. **ISOLATED LOT.** This is usually a single vacant lot (sometimes two very small lots combined) that exists in a highly developed area with very few if any other vacant lots in view.
Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.
3. **LARGE SITE.** This is usually a combination of several vacant lots, often the result of previous demolition.
Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the

immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

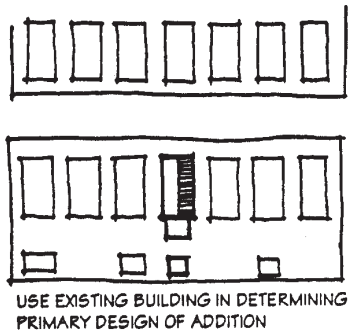
4. **EXPANSIVE SITE.** This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

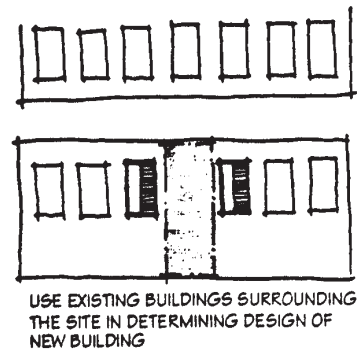
NEW PRIMARY STRUCTURES

The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements that generally relate to a building's fit within its surrounding street and alley character. Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.

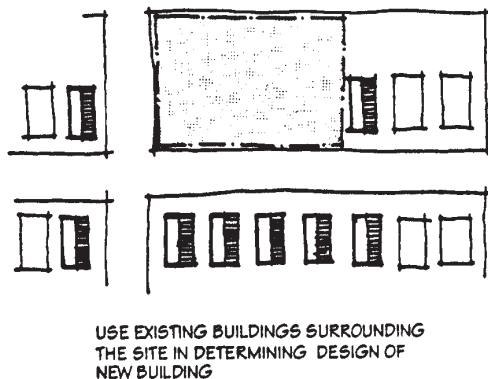
DEVELOPED SITE
ADDITION TO EXISTING BUILDING



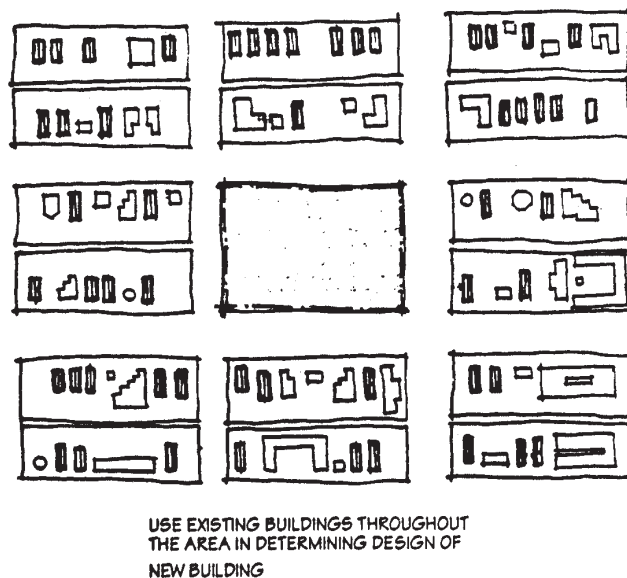
ISOLATED SITE
NEW BUILDING ON SINGLE LOT



LARGE SITE
NEW BUILDING ON SEVERAL SITES



EXPANSIVE SITE
NEW BUILDINGS ON LARGE SITE



ACCESSIBILITY

The City of Indianapolis – Marion County recognizes the need to accommodate and include persons with disabilities to the greatest extent possible. With regards to historic areas, the goal is to facilitate universal access for all persons. When designing new structures, the below listed guidelines should be followed.

RECOMMENDED:

1. Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the building. Such elements should:
 - be integrated into the architectural design and expression of the building,
 - reflect the same attention to detail and finish as the rest of the building, and
 - be constructed of the same quality and type of materials as the rest of the building.
2. Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.

NOT RECOMMENDED:

Site development and building design for accessibility should not result in the appearance that accessibility is simply “accommodated” rather than consciously designed in an integrated manner. Such elements should not appear to be “after-thoughts.” To accomplish this, the following should be avoided:

- materials that are a poorer quality than those used elsewhere in the building,
- design that visually conflicts with the site and the building,
- accessible paths and entrances that are awkward, not readily useable or add excessive travel time to use.

PLEASE NOTE! The IHPC is not responsible for ensuring that applicants meet federal, state and local accessibility requirements. The recommendations in this plan are guidelines and are not descriptions of legal requirements regarding accessibility. Consult the local building code and state and federal laws and regulations to determine legal requirements for accessibility.

BUILDING ENTRY

DEFINITION: The actual and visually perceived approach and entrance to a building.

RECOMMENDED:

1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that expressed by surrounding historic buildings.
2. Not all of the 19th century and early 20th century houses in Irvington had front porches. However, the majority of them did. Incorporating front porch elements in the design of new houses is encouraged.
3. Accessibility for all new buildings is encouraged (see “Accessibility” in Guidelines for New Construction).

NOT RECOMMENDED:

1. Entrances that are hidden, obscured, ambiguous, or missing.
2. Designing approaches to buildings that are uncharacteristic within the area.
3. Creating a primary entrance to a commercial/public building that is not accessible for persons with disabilities.

BUILDING HEIGHTS

DEFINITION: The actual height of buildings and their various components as measured from the ground.

RECOMMENDED:

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.
2. Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.
3. New construction at the end of a block should take into account building heights on adjacent blocks.
4. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
5. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
6. Foundation and floor line heights should be consistent with contiguous properties.

NOT RECOMMENDED:

1. Any building height that appears either diminutive or overscale in relation to its context.

PLEASE NOTE! In areas governed by this plan, building heights should be determined using these guidelines. A zoning variance may be required to accommodate an appropriate height.

PLEASE NOTE! Consideration may be given to structures that historically occupied the site.

FENESTRATION

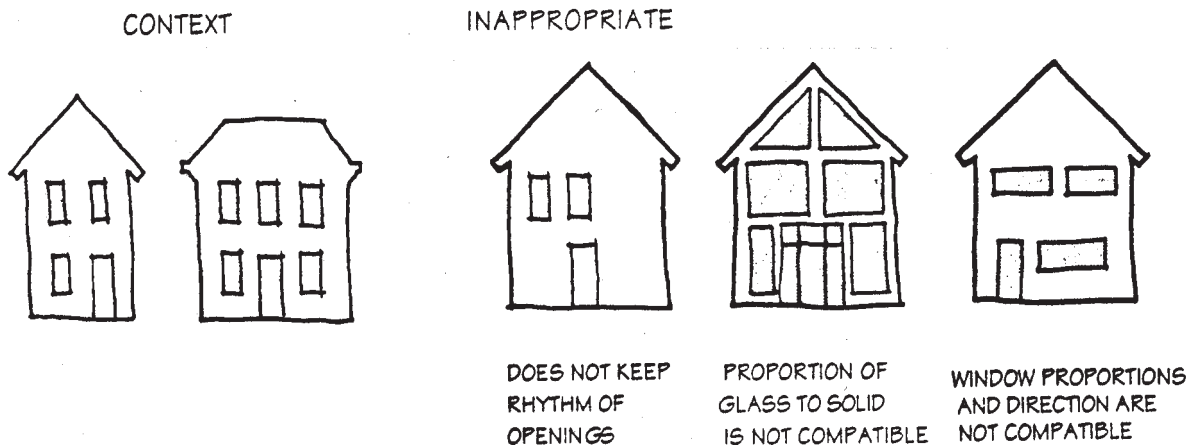
DEFINITION: The arrangement, proportioning, and design of windows, doors and openings.

RECOMMENDED:

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportions of glass to solid which is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED:

1. Window openings that conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Window sash configurations that conflict with those on surrounding buildings.



FOUNDATION

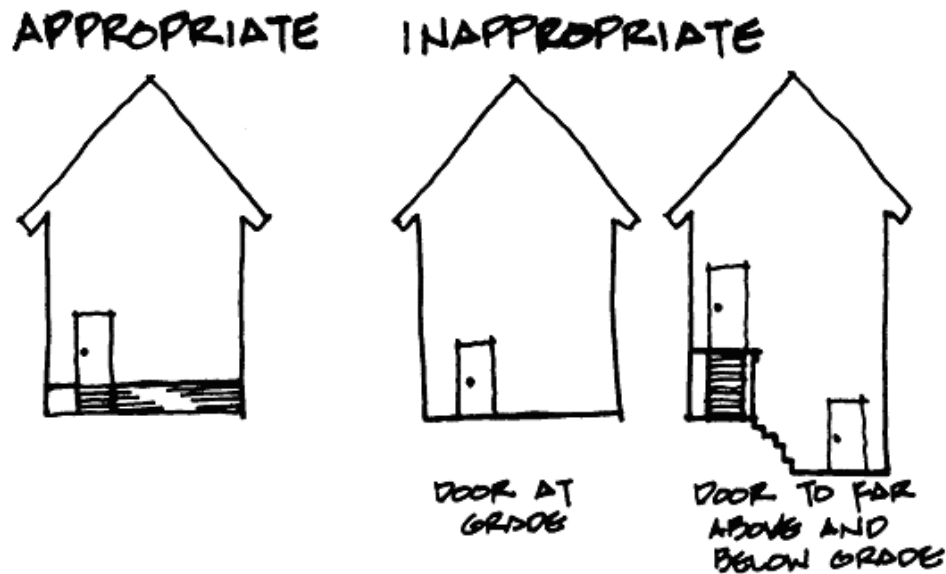
DEFINITION: The support base upon which a building sits.

RECOMMENDED:

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED:

1. High, raised entrances if surrounding buildings are raised only two or three steps off the ground.
2. Designs that appear to hug the ground if surrounding buildings are raised on high foundations.



MASS

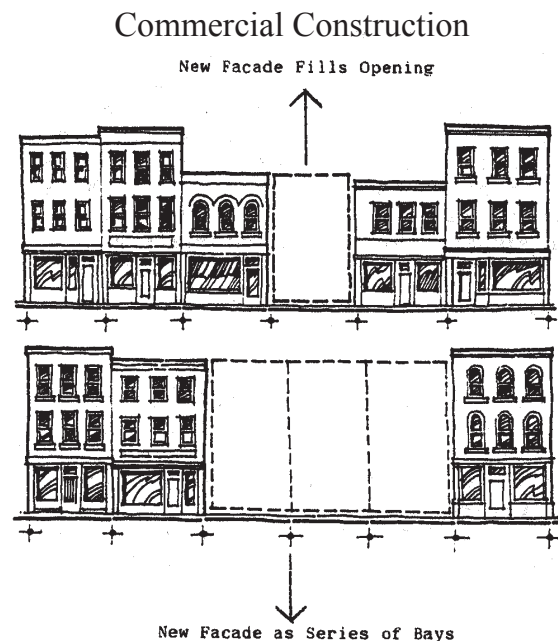
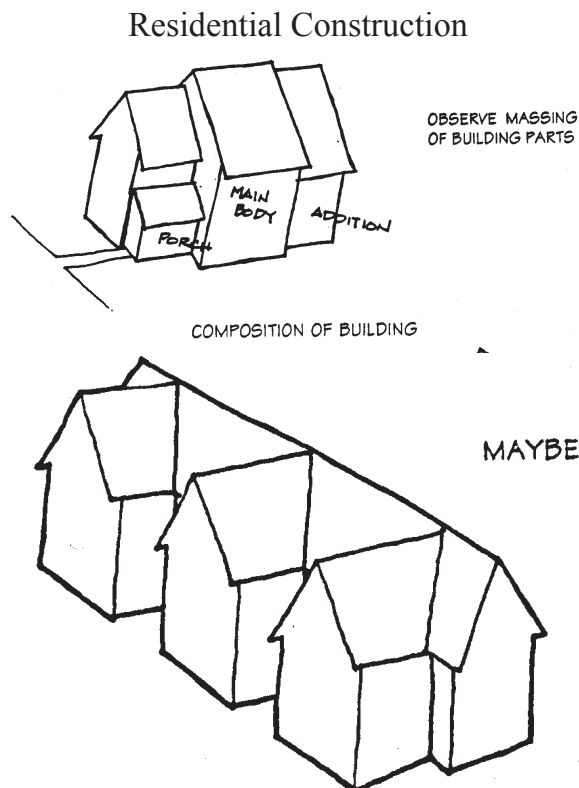
DEFINITION: The three dimensional outline of a building.

RECOMMENDED:

1. The total mass of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.
3. If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.
4. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.

NOT RECOMMENDED:

1. Near total coverage of a site unless doing so is compatible with the surrounding context.



MATERIALS

DEFINITION: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED:

1. Textures, patterns and dimensions of building materials should be compatible with those found on historic buildings in the area.
2. Natural materials are preferred, although modern materials may be considered provided they appear and perform like natural materials.

NOT RECOMMENDED:

1. The application of salvaged brick, old clapboard siding, barnsiding or any other recycled materials on the exterior of new construction. The use of new compatible material is preferable.
2. Brick as the primary material on a building when its use will result in a significant alteration of the traditional relationship of brick to wood buildings in an area. New construction should reflect this historic distribution of building material.
3. Materials for chimneys that are, or have the appearance of being, combustible.

TYPICAL SIDING ON HISTORIC BUILDINGS



MAY BE APPROPRIATE ON NEW CONSTRUCTION



INAPPROPRIATE



TOO WIDE



WRONG DIRECTION



DIAGONAL



TOO RUSTIC/GRAINY

ORIENTATION

DEFINITION: The direction that a building faces.

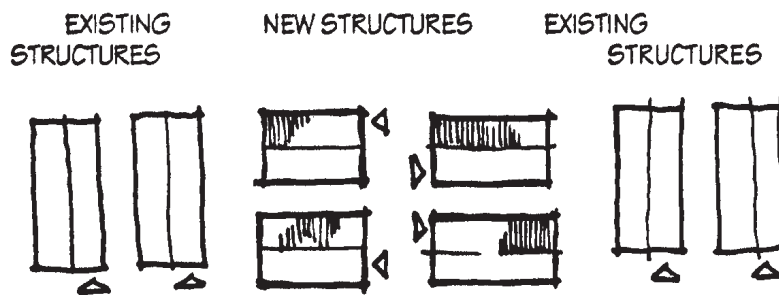
RECOMMENDED:

1. New buildings oriented toward the street.

NOT RECOMMENDED:

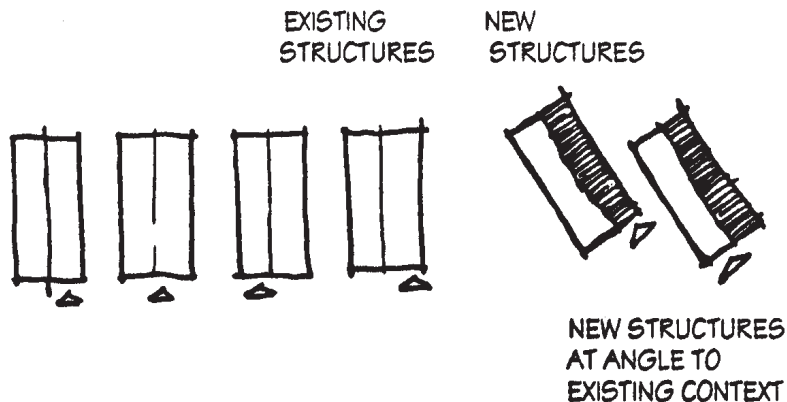
2. New buildings at angles to the street that are not characteristic within the building or neighborhood context.
3. Buildings or building groupings that turn away from the street and give the appearance that the street facade is not the front facade.

INAPPROPRIATE



NEW STRUCTURES DO
NOT FACE THE STREET
AS EXISTING STRUCTURES

INAPPROPRIATE



OUTLINE

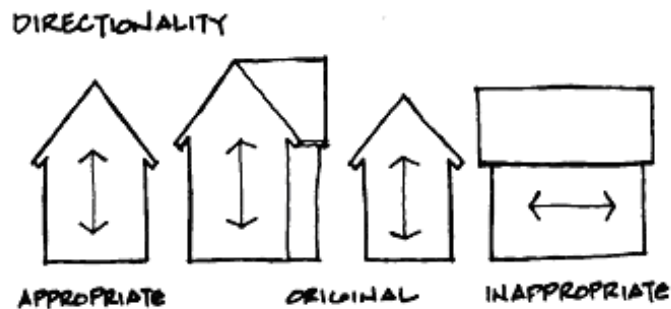
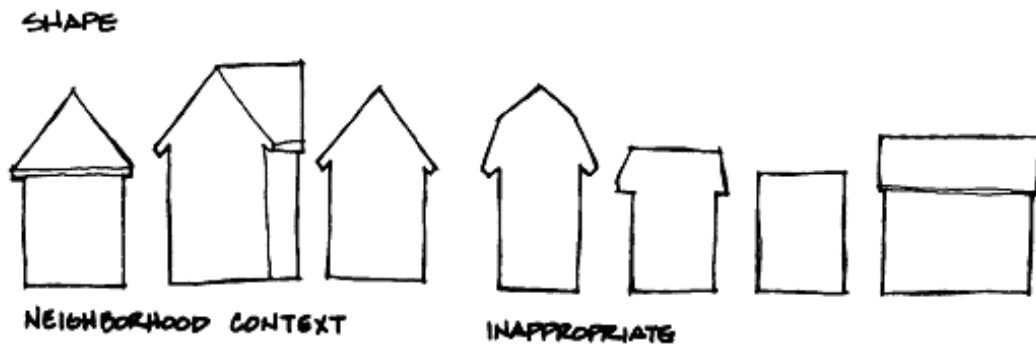
DEFINITION: The silhouette of a building as seen from the street.

RECOMMENDED:

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.

NOT RECOMMENDED:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.



SETBACK

DEFINITION: The distance a structure is set back from a street or alley.

RECOMMENDED:

General

1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. If setbacks are varied, new construction can be located within a setback that falls within an "envelope" formed by the greatest and least setback distances.
3. If setbacks are uniform, new construction must conform.
4. On corner sites, the setbacks from both streets must reflect the context.

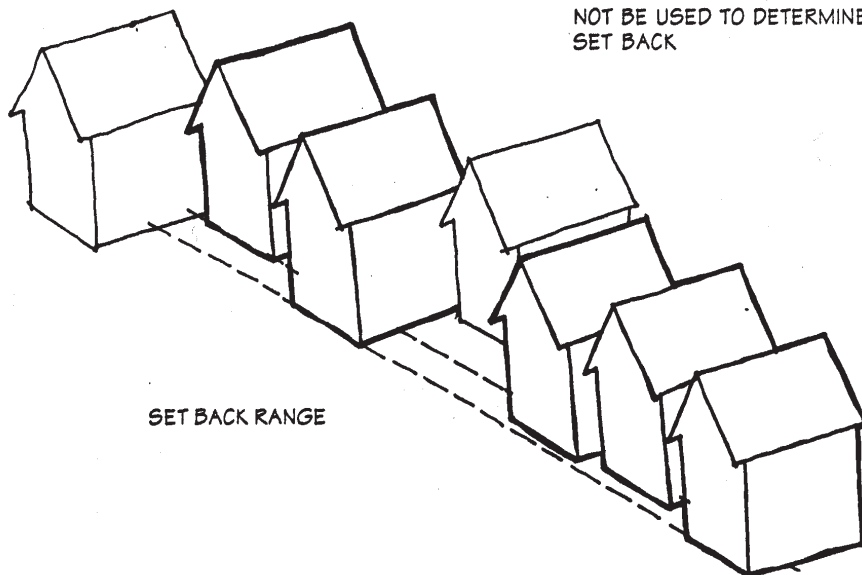
Commercial Buildings

5. New commercial construction should reestablish the historic "building wall" whenever one historically existed.

CLOSER TO STREET THAN MOST
AND SHOULD NOT BE USED TO
DETERMINE SETBACK

SET BACK MUCH MORE
THAN MOST AND SHOULD
NOT BE USED TO DETERMINE
SET BACK

SET BACK RANGE



SPACING

DEFINITION: The distance between contiguous buildings along a blockface.

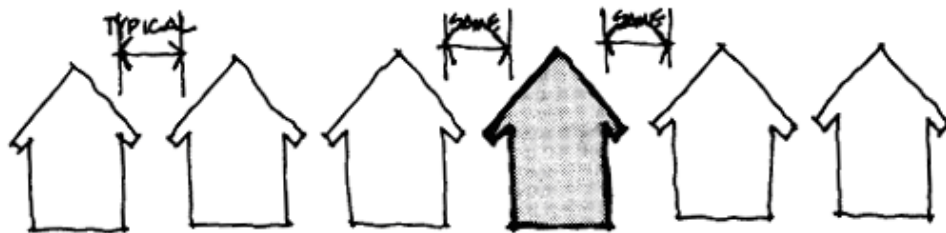
RECOMMENDED:

1. New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

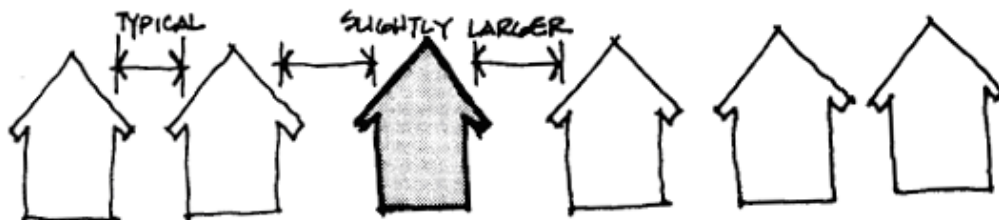
NOT RECOMMENDED:

1. The creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

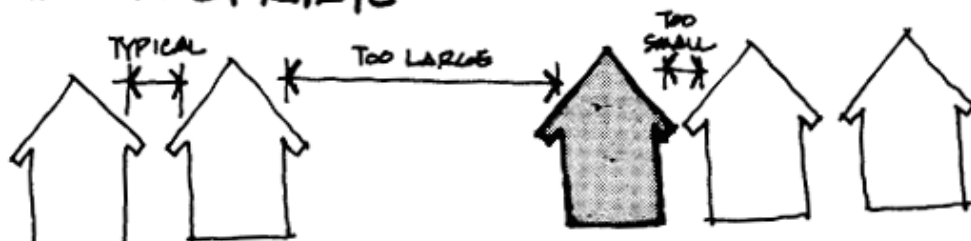
APPROPRIATE

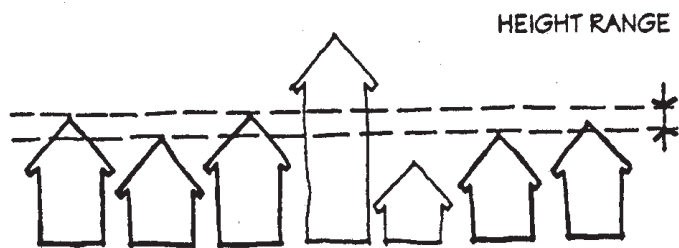


MAYBE

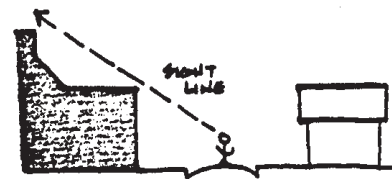


INAPPROPRIATE





UNUSUALLY TALL OR SHORT STRUCTURES
SHOULD NOT BE USED TO DETERMINE HEIGHT RANGE



STEPPED BACK
NEW CONSTRUCTION

STYLE AND DESIGN

DEFINITION: The creative and aesthetic expression of the designer.

RECOMMENDED:

General

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs that vary in complexity from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

Commercial Buildings

3. For commercial buildings, examine typical façade components such as storefront elements (kickplates, transoms, display windows, and entrances), ornamentation, signage and awnings.

NOT RECOMMENDED:

1. The imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to “look” historic. New construction will eventually be seen as part of the district’s history and will need to be read as a product of its own time.
2. The adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities (Georgetown, Savannah, Williamsburg, New Harmony, etc.).
3. Non-functional or false architectural elements, such as inoperable shutters, non-functional chimneys, false muntins in windows, etc.

NEW ADDITIONS & ACCESSORY BUILDINGS

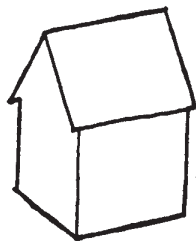
When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see previous section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings and are particularly important when undertaking such a project.

RECOMMENDED:

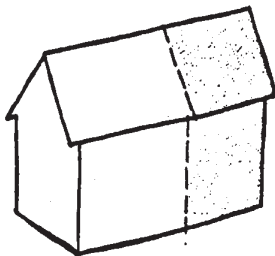
1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. Additions should be located at the rear, away from the front facade.
3. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
4. Additions and accessory buildings should be discernible as a product of their own time.

NOT RECOMMENDED:

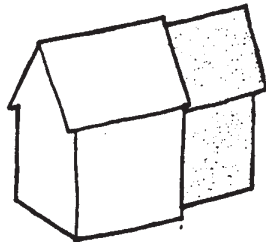
1. Obscuring significant architectural detailing with new additions.
2. Altering the roof line of an historic building in a manner which affects its character.
3. Additions that look as though they were a part of the original house. Additions should be differentiated from the original buildings.
4. Additions near the front facade and at the side.
5. Imitating historic styles and details, although they may be adapted and reflected.



ORIGINAL
STRUCTURE

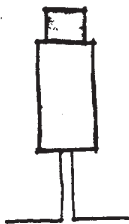


ADDITION
ADDITION NOT
DISTINGUISHABLE
FROM ORIGINAL STRUCTURE

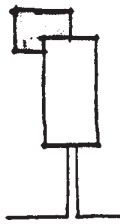


ADDITION
ADDITION LOOKS
ADDED TO ORIGINAL
STRUCTURE

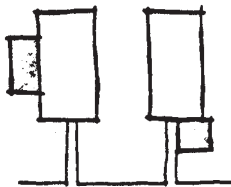
NEW ADDITIONS



APPROPRIATE



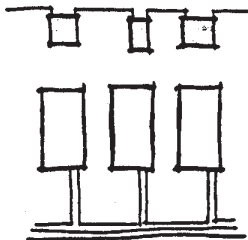
MAYBE



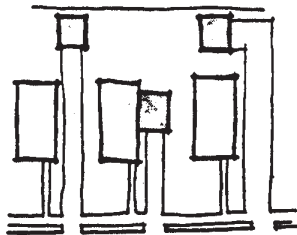
INAPPROPRIATE

INAPPROPRIATE
OUT BUILDINGS TO BE
IN SCALE WITH HOUSE

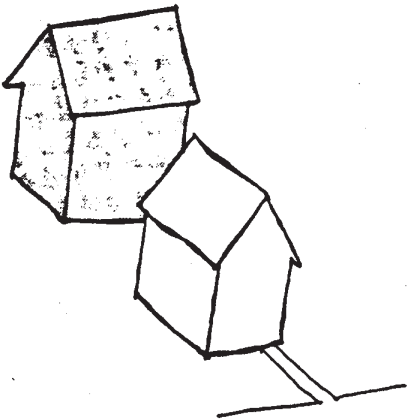
NEW GARAGES



APPROPRIATE



INAPPROPRIATE



GUIDELINES FOR SIGNAGE



Signs are a vital component for many businesses because they serve as the primary identification tool for an establishment and often advertise goods or services that businesses may provide. Signs also play an important role in the overall visual character of an historic area, and therefore, sign guidelines are used to encourage attractive streetscapes and to ensure that new signs do not detract from the area's historic character.

For the purpose of this plan, the following guidelines will apply primarily to Subarea A: Washington Street Corridor and Subarea C: Pennsy Trail Corridor. It should be noted that new signs are subject to the Marion County Sign Ordinance regulations. Copies of the Marion County Sign Ordinance regulations are available in the office of Current Planning, 1821 City County Building, 200 E. Washington Street. In locally protected historic areas, such as Irvington, a Certificate of Appropriateness and a sign permit must be received prior to the installation of any sign.

RECOMMENDED:

General Sign Recommendations

1. Signs should comply with all applicable ordinances and regulations in Marion County, Indiana.
2. The location of signs on commercial buildings should conform with the traditional placement of signs on such buildings. On historic buildings, the appropriate place is often on the lintel strips above the storefront or possibly the transom panels above display windows. For newer buildings, continuous areas immediately above the top of the storefront offer possibilities. These areas should determine the size of the signage and lettering.
3. The size, scale, colors, shapes, and graphics on the sign should be compatible with the building and the surrounding area.
4. A majority of the sign face should contain the business name and image.
5. Lettering styles should be legible, message should be simple, and fabrication should be done with quality materials and craftsmanship.
6. Lighting should be subtle and be compatible with the historic character of the district. It should not unduly detract from nor disturb the historic character of the neighborhood.

Specific Sign Recommendations

- **Window signs:** Signs that are affixed to or located on the interior side of a window, in such a manner that the purpose is to convey the message to the outside. These signs should either be handpainted or silk-screened to the glass. Pre-cut lettering may also be used. Size and scale of the sign should relate to the window opening size. Allow at least eighty percent (80%) visibility through the window.
- **Awning and Canopy Signs:** Such signs should be affixed flat or flush to the surface and scaled so as to not dominate the awning or canopy. Generally, the lettering should be restricted to the face of the projection.
- **Home Occupation Signs:** Any home occupation signs shall be either a window or

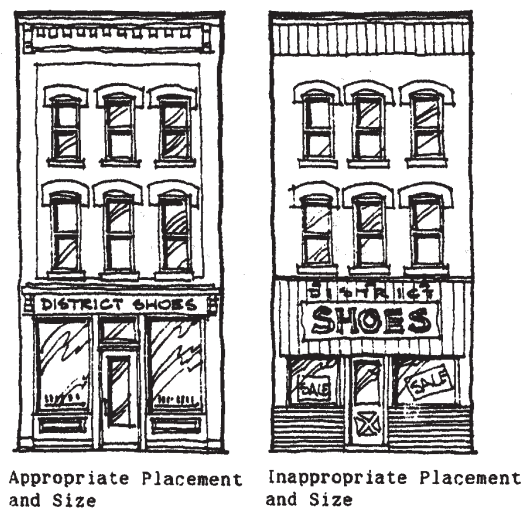
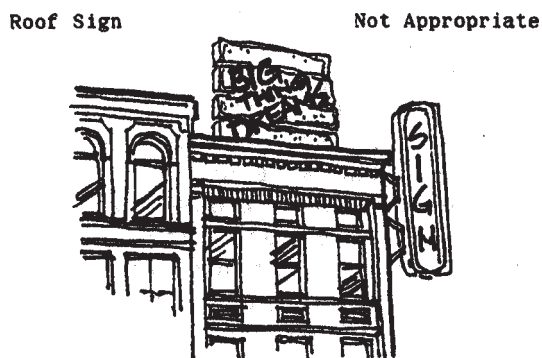
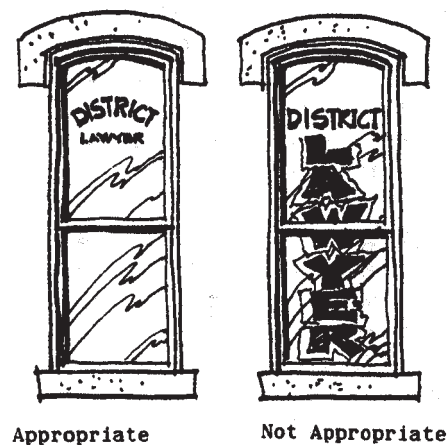
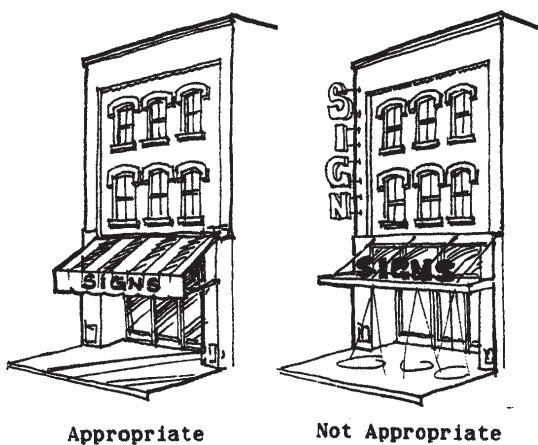
wall sign and shall comply with the Sign Regulations of Marion County, Indiana. Furthermore, no display of goods or external evidence of the home occupation shall be permitted.

- **Temporary or Incidental Signs:** Any temporary or incidental sign that is allowed by the Sign Regulations of Marion County, Indiana should adhere to the following guidelines:
 - a. architectural features on the building should not be obscured, and
 - b. attachment to historic material should be done in such a way that any change is reversible.
- **Historic Signs:** Historic signs include historic painted “ghost” signs, historic signs integrated into the façade of a building, and historic projecting signs. Historic signs inventoried in this plan should be retained and restored. Restoration and maintenance of these signs is appropriate, even if they no longer identify or advertise an existing business or meet current standards and regulations.
- **Non-historic Signs:** Such signs should be removed when they no longer relate to the activities being conducted or when a business use ceases.

NOT RECOMMENDED:

1. Internally lighted signs and awnings.
2. Freestanding ground-mounted or pole signs, especially in residential areas. EXCEPTION: A free standing ground-mounted or pole sign may be considered appropriate when used to identify an historic resource that is open to the public. Such signs should be pedestrian-oriented and simple in design.
3. Billboards or other off-premises advertising signs are strongly discouraged. Billboards create a visual conflict with the environment due to their size, location, and general design.
4. Signs identifying a home occupation, historic information, or neighborhood association membership should not:
 - a. be individually lighted
 - b. be freestanding
 - c. constitute advertising
5. Signs that conceal architectural details.
6. Signs that have a negative impact on residential buildings.
7. Listing of products and services that exceeds 10% of sign face and detracts from primary business identification.
8. Box signs that are constructed as independent box-like structures.

9. Flashing, animated or talking signs are generally not recommended. EXCEPTION: Signs that incorporate flashing lights may be considered appropriate for theatres and cinemas only.
10. Roof signs.
11. A projecting sign, unless it is pedestrian oriented and its location, size, style, method of attachment, material and lighting is compatible with the building to which it is attached as well as its surrounding context.



GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING



EXEMPT FROM REVIEW AND APPROVAL

- Rear yard fencing, UNLESS IT IS WITHIN 20 FEET OF A STREET CURBLINE, and provided that:
 - a. Fencing is six (6) feet or less in height, and
 - b. If it is a privacy fence, it does not begin any closer to the street than a line parallel to the front of the primary structure.
- Pools, hot tubs, jacuzzis, etc., provided they comply with the zoning ordinance.
- Patios and decks, provided they are not visible from the public right-of-way and comply with the zoning ordinance.
- Planting, trimming, or removing any plant material (excluding trees)

Restoring a relationship between an historic building and its site is integral to the planning of any historic rehabilitation project. Placing the building in the context of its original site and surroundings strengthens its continuity with its past.

Restoring the early streetscape elements, such as lights, benches, plantings, etc., can put the buildings in their historic setting as well as add identity to the entire Irvington historic area.

The streetscape elements in the Irvington historic area should be gradually modified through municipal improvement and private endeavors associated with building rehabilitation and new construction. It should be noted that at the time of plan publication, a significant streetscape project is planned for the Washington Street Commercial Corridor. It is recommended that the streetscape reflect, but not mimic, the the early 20th century and evoke the the spirit of the Arts and Crafts movement, which greatly influenced the architectural and cultural development of Irvington.

RECOMMENDED:

General

1. Maintain the original topographic character of a site as perceived from the street.
2. Encourage off-street parking located at the rear of the properties, oriented toward alleys, and screened if appropriate.

Fencing

3. Privacy fences, if desired, should only enclose only the rear yard.
4. Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate, depending on the use of the property.

Sidewalk Cafes

5. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
6. Barriers for sidewalk cafes should be open, low, removable, and compatible with the architecture of the building.

Street Furniture & Amenities

Street furniture and amenities includes such items as benches, trash receptacles, drinking fountains, planters and bollards.

7. Street furniture should be well-designed and constructed from quality materials to ensure durability.
8. Street furniture should be located out of the way of pedestrian circulation, such as near the edge of sidewalks or against buildings. It is desirable to locate street furniture near intersections and waiting areas, such as bus stops and building entrances.
9. Street furniture should be securely anchored to pavement or concrete footings to prevent its relocation.

Street Lights

10. Encourage the installation of new street lights and parking area light fixtures to match or closely resemble the historic “Washington D.C.” standard light fixtures (metal columnar fixtures with acorn globes).
11. The level and color of light should be compatible with the neighborhood surroundings.

Plant Materials

12. Trees that frame and accent buildings.

NOT RECOMMENDED:

General

1. Significant changes in site topography by excessive grading or addition of slopes and berms.
2. Suburban massing of landscape materials and excessive foundation planting.
3. Decorative yard embellishments that are characteristic of an earlier era or a different place.

Fencing

4. Inappropriate front yard fence types such as chain link, vinyl, basket weave, shadow box, split rail, stockade, and louvered, or fences that are closed in style.

Street Furniture and Amenities

5. Street furniture that is placed in the direct path of pedestrians.
6. Street furniture that is not securely anchored and could be overturned or relocated.

Street Lights

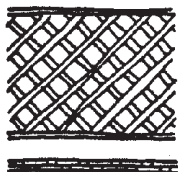
7. Removing, damaging, or destroying any historic street lights.
8. Overly bright or harsh lighting is discouraged.

Plant Materials

9. Suburban massing of landscape materials and excessive foundation planting.

PLEASE NOTE! Fences, sidewalk cafes, street furniture, etc. placed in any portion of the public right-of-way require an encroachment license from the Department of Metropolitan Development – Permits Division. In addition, sidewalk cafes should comply with all applicable ordinances and regulations in Marion County, Indiana.

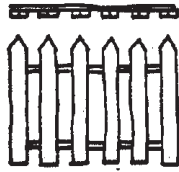
APPROPRIATE WOOD FENCES



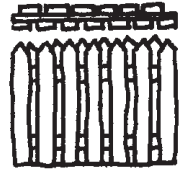
LATTICE



SLAT



PICKET



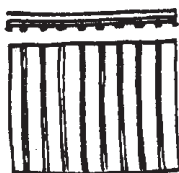
NARROW-SPACED
SHADOW BOX

TYPICAL SITE GRADING

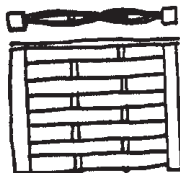


INAPPROPRIATE

INAPPROPRIATE WOOD FENCES



BOARD & BATTEN



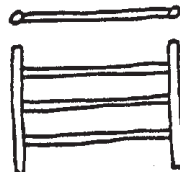
BASKETWEAVE



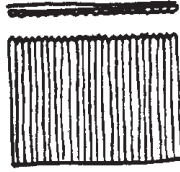
WIDE-SPACED
SHADOW BOX



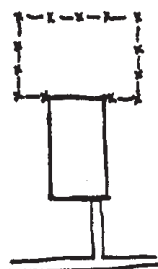
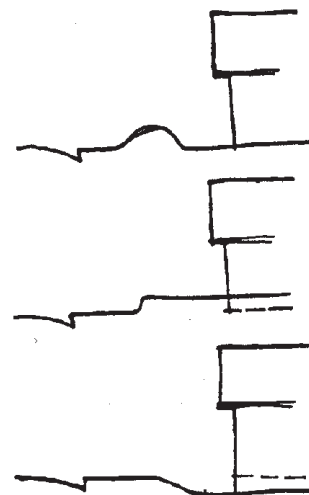
LOUVER



SPLIT RAIL



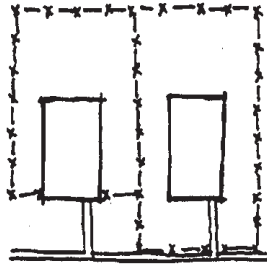
STOCKADE



APPROPRIATE
PRIVACY FENCE

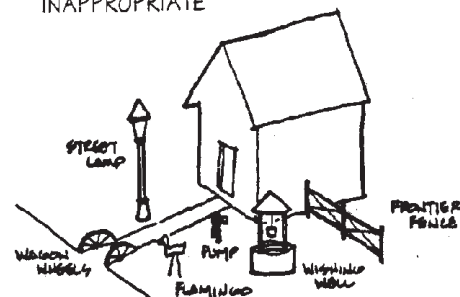


MAYBE



INAPPROPRIATE

INAPPROPRIATE



INAPPROPRIATE LAWN DECORATIONS

GUIDELINES FOR PARKING LOTS



RECOMMENDED:

General Guidelines

1. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with the latest edition of Architectural Graphic Standards or other accepted city standards so that all spaces are usable and accessible.
2. The layout of parking spaces should be orderly and efficient to minimize congestion and overcrowding

Ingress/Egress

3. Curb cuts should be located as far from street intersections as possible.
4. Use existing alleys for entrances and exits whenever possible.

Materials and Markings

5. Parking lots should be a hard surfaced material, such as asphalt, concrete, brick, and paver blocks.
6. The pavement should be marked with durable paint indicating parking spaces and flow of traffic.
7. Parking surfaces should be edged with concrete, stone, or brick curbing.

Lighting & Appurtances

8. Lighting fixtures should be designed to be compatible with the context in which they are placed.
9. Parking lots should be adequately lit for both pedestrian and vehicular traffic.
10. Lights installed in parking lots that are adjacent to residential properties should be low and shielded to reduce glare.
11. Utility lines to light fixtures, automatic gates, and attendant booths should be buried below grade.

Screening & Landscaping

12. There should be physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area. These may include but are not limited to a masonry or solid urban wall with a minimum height of 3' 6", landscaping and fencing or some combination of the above.
13. Simple fencing, such as wrought iron or fencing that resembles wrought iron, is recommended if fencing is necessary or required.
14. A minimum of one deciduous shade tree planted on the interior of the lot for every ten (10) parking spaces for any parking lot with twenty or more parking spaces.
15. Minimum sizes and spacing for required landscaping as follows:

- a. Deciduous shade trees - two and one-half (2-1/2) inch caliper at six (6) inches above ground, with one (1) tree planted every forty (40) feet on center.
 - b. Deciduous ornamental trees - one and one-half (1-1/2) inch caliper at six (6) inches above the ground, with one (1) tree planted every twenty-five (25) feet on center.
 - c. Multi-stemmed trees - eight (8) feet in height.
 - d. Densely twigged deciduous or evergreen shrubs - thirty-six (36) inches in height.
16. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees meeting minimum size requirements and spacing, and one or a combination of the following:
- a. Architectural Screen - a wall or fence that is simple in design and blends with the historic character of the district of one of the following:
 - i. solid wall with a minimum height of 42", or
 - ii. open wall or fence up to 72" (with a minimum height of 42") if sight barrier is less than 60% and is used in combination with a plant material screen.
 - b. Plant Material Screen - a compact hedge of evergreen or densely twigged deciduous shrubs with a minimum ultimate height of thirty-six (36) inches.
- NOTE: The remaining ground area shall be planted and maintained in grass or other suitable ground cover.
17. Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.

Drainage

18. Parking lot drainage and access curb cuts that meet standards established by the Department of Transportation (DOT) and the Department of Public Works (DPW).
19. Adequate storm water inlets and drains are required to contain storm water on-site and to prevent runoff over adjacent walks and properties. Inlets should be located to prevent ponding and deep surface flows.

NOT RECOMMENDED:

Ingress/Egress

1. Installation of new curb cuts whenever existing curb cuts or alley access is available.
2. Excessive widths for new driveways.

Lighting and Appurtenances

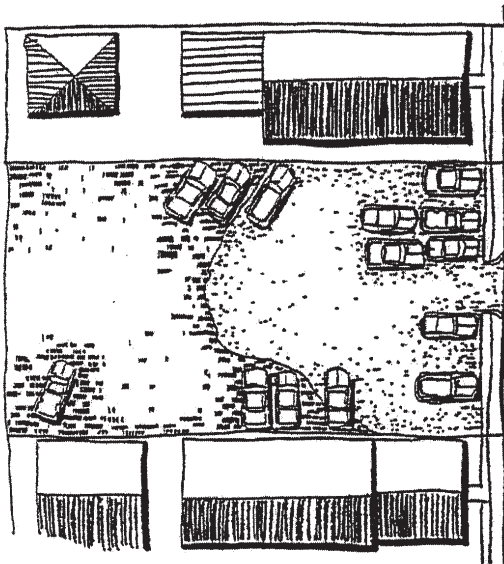
3. Overhead electrical lines to light fixtures, automatic gates, and attendant booths.

Screening and Landscaping

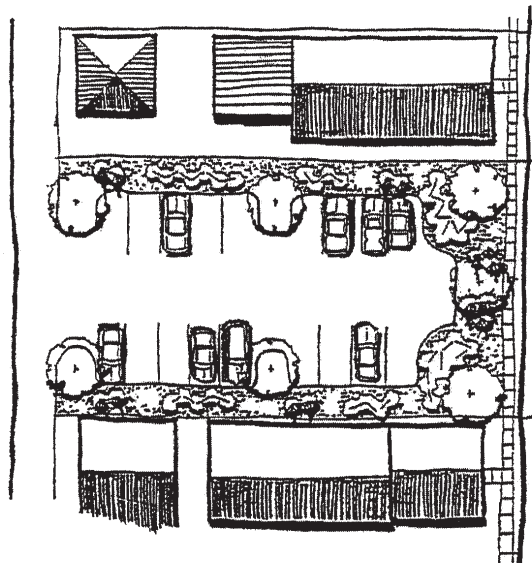
4. Railroad ties, landscape timbers, or similar elements used as edging for surface parking lots.

5. Residential or suburban fencing styles, including chain link and board fences.
6. Installation of chain or cable across an entrance, exit, or around the perimeter of the lot because it can be difficult to see and could pose a hazard to pedestrians, vehicles, and bicyclists.

INAPPROPRIATE



APPROPRIATE



GUIDELINES FOR PARKING STRUCTURES



Because of the unique character of the Irvington Historic Area, it is not anticipated that there will be many parking structures constructed within the district. However, there are a handful of sites that may face this type of development in the future and the impact of these structures upon residential properties could be tremendous and must be carefully considered.

Parking structures are typically categorized as a secondary land use and usually support retail, commercial, office uses, or multifamily dwellings, such as condominiums. Because parking structures are secondary in nature, they should not be the most significant building within their given area.

When planning the construction of a parking structure, the following factors should be considered:

- **Location of structure:** Structures should be as unobtrusive as possible, with little or no street exposure.
- **Scale of structure:** Structure heights should be equal to or lower than surrounding buildings and should not detract from nor overwhelm nearby residential properties.
- **Compatibility:** Structure materials should be similar in color and texture to those of nearby buildings; wall enclosures on street elevations should reflect similar proportions of solid to void as other buildings in the area.
- **Ingress/Egress:** Locating automobile entrances/exits on secondary elevations is encouraged; try to avoid emptying traffic onto narrow, residential alleys.
- **Use:** Under most circumstances, the structure should be limited to parking only so that the structure remains as small as possible. If a structure has street frontage in a commercial area, non-parking activities on the first floor are encouraged, such as retail at the ground level. Retail storefronts should incorporate clear glass to provide visual interaction with the street pedestrian/vehicular traffic.
- **Buffering:** Landscaping that provides a buffer between the parking structure and any nearby residential properties is encouraged.

GUIDELINES FOR STREET TREES - PUBLIC RIGHT-OF-WAY



This section applies only to trees located in the public right-of way. It does not apply to trees located on private property.

RECOMMENDED:

1. Species of street trees should be chosen from the current list of “Recommended Street Trees” on file with the Department of Metropolitan Development.
2. Trees should branch out more than seven feet above grade.
3. Trees should not interfere with traffic or inhibit pedestrian movement.
4. Trees should frame and accent buildings.

NOT RECOMMENDED:

1. Trees that branch out less than seven feet above grade.
2. Trees that are “messy” or “smelly” (i.e. Tree-of-Heaven, Southern Catalpa, female ginko, etc.). Some species of trees are prohibited by the municipality code of City of Indianapolis.

PLEASE NOTE! The planting or removal of street trees in the public right-of-way should comply with all applicable ordinances and regulations in Marion County, Indiana. Trees planted in any portion of the public right-of-way (i.e. sidewalk median, streets, alleys, etc.), require an encroachment license from the Department of Metropolitan Development – Permits Division. Information regarding encroachment licenses may be obtained from <http://www.indygov.org/eGov/City/DMD/Compliance/Permits/encroachment.htm>

GUIDELINES FOR PUBLIC INFRASTRUCTURE



RECOMMENDED:

Streets, Alleys and Curbs

1. Maintain the location of all streets and alleys.
2. Preserve, maintain, and restore brick streets, alleys, and stone curbs.
3. Use salvaged or replacement brick and/or stone curbs to perform necessary in-kind repairs.
4. Encourage the stockpiling of brick pavers and stone curbs when removed from other locations so they may be used for necessary repairs in Irvington and other historic areas.
5. Maintain alley access for pedestrian movement, business and residential loading facilities, and garages with alley access.
6. If an alley was vacated on a site that is being redeveloped, encourage the appearance of an alley to maintain the historic streetscape.

Sidewalks

7. Repair and/or replace deteriorated concrete sidewalks when rehabilitation or redevelopment occurs.
8. New concrete walks should have hand-tooled joints and a one-directional broom sweep.
9. Maintain sidewalk clearance dimensions with ADA requirements.

Street Name Tiles

10. When replacing a sidewalk that contains historic street name tiles, the tiles should be reinstalled in *approximately* the same location if possible; if not possible, the tiles should be reinstalled as close to the original location as is feasible, in a way that complies with ADA requirements.
11. If damaged, the tiles should be replicated.

NOT RECOMMENDED:

1. Vacating streets and/or alleys.
2. Removing, damaging or destroying any brick surface, stone curbs, or street name tiles.

GUIDELINES FOR BUILDING SYSTEMS AND UTILITIES



EXEMPT FROM REVIEW AND APPROVAL

Small satellite dishes, provided:

- Satellite dish is installed at any location not visible from any street, or
- Satellite dish is installed on the rear two-thirds of the building.

RECOMMENDED:

General

1. Installing necessary mechanical systems in areas and spaces that will result in little alterations to the structural integrity or physical appearance of the building.
2. Installing satellite dishes and other mechanical equipment (i.e. air conditioning units, radon mitigation systems, etc.) in an inconspicuous location (preferably the rear two-thirds of the property).
3. For new construction, cables (electrical, telephone, television, data, etc.) should be buried underground. If cables cannot be buried underground, it is recommended that cables be relocated to alleyways.
4. When considering installation of communication devices (i.e. cell phone towers, radio and television antennae, etc.), it is recommended that such devices be unobtrusive, located away from the building's front façade, not be highly visible, and not detract from the building's architecture.
5. Ground mounting transformers and cable boxes.

Commercial Buildings

6. Commercial exhaust fans should be installed on the building's roof or rear elevation if possible.

NOT RECOMMENDED:

1. Installing satellite dishes, television or satellite antennae, and/or mechanical equipment (such as air conditioning units), on primary façades.
2. Attaching exterior cables (electrical, telephone, television, data, etc.) on primary building façades.
3. Installing new overhead cables.

GUIDELINES FOR MOVING BUILDINGS



EXEMPT FROM REVIEW AND APPROVAL

Moving storage sheds and other small accessory buildings, provided:

- Structure is freestanding, and
- Structure is constructed without a permanent foundation, and
- Structure is 1-story in height, and
- Structure is under 144 sq. ft., and
- The new location of the structure is behind the existing building and within the rear yard of the property.

Historic buildings existing in the Irvington Avenue Historic Area should not be moved to other locations within the district. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes, and neighborhood character. Moving a building strips it of a major source of its historic significance; its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district.

The moving of an historic structure should only be done as a last resort to save a building or possibly considered in the case where its move is necessary to accomplish development so critical to the revitalization of the historic area that altering the historic context is justified.

MOVING A BUILDING MIGHT BE CONSIDERED IF:

1. The building or structure to be moved is located outside a designated historic area and:
 - it is in danger of demolition at its present location, or
 - its present context is so altered as to have lost significance, and
 - moving it will not have a negative effect on its original neighborhood, and
 - it is historically or architecturally significant, as derived from its being an excellent, though possibly typical, example of a particular building style or type.
2. The building or structure to be moved is already located in a designated historic area and its move is necessary to accomplish development so critical to the revitalization of the historic area that altering the historic context is justified.

A NEW SITE MIGHT BE APPROPRIATE IF:

1. The building or structure is compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
2. All set back and height criteria as outlined under the guidelines for new construction are met by the building being relocated.
3. The siting of a building on a new site is similar to its previous site.
4. The building's orientation is similar to its original location.

IF A MOVE IS APPROVED, THE FOLLOWING GUIDELINES SHOULD BE OBSERVED:

1. Carefully research and inspect the lot that the building is to be moved to. In many urban areas, it is probable that a structure once occupied that site.
2. If a structure previously occupied the lot, determine the location of the former building and if the lot was properly filled and regraded at the time of demolition. The portion of the lot that was filled and regraded may have unconsolidated ground containing construction debris, which is not suitable for load bearing purposes.
3. During the preparation of the site to receive the relocated structure, a suitable finished floor elevation of the first story should be established. The elevation should be designed to accommodate provisions for natural lighting and ventilation if a basement is to be built, or proper distance from the bottom of the joists to the ground if a crawl space is contemplated.
4. Brace the building before moving it off the foundation. The windows and doors should be reinforced with diagonal bracing to maintain them true to square. This will prevent the breaking of glass panes and the loosening of the frames.
5. Chimneys should be reinforced on the interior of the building and disassembled above the roof line.
6. If possible, salvage the masonry materials of the existing foundation and reuse them in the new location.
7. Give careful consideration to drainage. Adequate drainage of the site should be provided, and the finish grade of the lot should slope away from the building.
8. A plaque describing the date of the move and the original location should be placed in a visible location on the building.

GUIDELINES FOR DEMOLITION



INTRODUCTION

The following section explains the type of work considered in this plan to be demolition as well as the criteria to be used when reviewing applications for Certificates of Appropriateness that include demolition. Before receiving any permits or undertaking any work that constitutes demolition, a Certificate of Appropriateness or Authorization from the Indianapolis Historic Preservation Commission must be issued.

DEMOLITION DEFINITION

For the purpose of this plan, demolition shall be defined as the razing, wrecking or removal by any means of the entire or partial exterior of a structure. The following examples are meant to help define demolition, but are not all-inclusive:

1. The razing, wrecking, or removal of a total structure.
2. The razing, wrecking, or removal of a part of a structure, resulting in a reduction in its mass, height, or volume.
3. The razing, wrecking, or removal of an enclosed or open addition.

Some work that may otherwise be considered demolition may be considered rehabilitation, if done in conjunction with an IHPC Certificate of Appropriateness for rehabilitation. Examples include:

1. The removal or destruction of exterior siding and face material, exterior surface trim, and portions of exterior walls.
2. The removal or destruction of those elements that provide enclosure at openings in any exterior wall (e.g., window units, doors, panels).
3. The removal or destruction of architectural, decorative, or structural features and elements that are attached to the exterior of a structure (e.g., parapets, cornices, brackets, chimneys).

Examples of work not included in demolition:

1. Any work on the interior of the structure.
2. The removal of small exterior elements of the structure that are not structurally integrated with the main structure and are generally considered rehabilitation, such as utility and mechanical equipment, awnings, gutters, downspouts, light fixtures, fire escapes, signs, paint, fencing, sidewalks, streets, driveways, curbs, alleys, landscaping, asphalt, and clear glass with no historic markings. Such work may require a Certificate of Appropriateness under other guidelines in this plan.

DEMOLITION OF PRIMARY STRUCTURES

DEFINITION: A primary structure is any structure in which the principal use of the property is conducted.

GENERAL CRITERIA FOR DEMOLITION

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than its retention of the structure, or portion thereof, for which demolition is sought, and/or
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

The IHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

When considering a proposal for demolition, the IHPC shall consider the following criteria for demolition as guidelines for determining appropriate action:

1. **Condition:** Demolition of an historic building may be justified by condition, but only when the damage or deterioration to the structural system is so extensive that the building presents an immediate and substantial threat to the safety of the public. In certain instances demolition of selective parts of the building may be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.
2. **Significance:** The Commission has the responsibility of determining the significance of a structure and whether it contributes to the district. It shall consider the architectural and historical significance of the structure individually, in relation to the street, and as a part of the district as a whole. These same considerations will be given to parts of the building. The Commission will also consider how the loss of a building, or a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building itself. Buildings that are noted in the plan as non-contributing or potentially contributing shall be researched to confirm that there is no obscured architectural or historical significance. In making its determination of significance, the Commission shall consider the following:
 - a. Architectural and historical information included in this plan.
 - b. Information contained in the district's National Register nomination.
 - c. Information contained in any other professionally conducted historic surveys pertaining to this district.

- d. The opinion of its professional staff.
 - e. Evidence presented by the applicant.
 - f. Evidence presented by recognized experts in architectural history.
3. **Replacement:** Demolition of a structure may be justified when, in the opinion of the Commission, the proposed new development with which it will be replaced is of greater significance to the preservation of the district than retention of the existing structure. This will only be the case when the structure to be demolished is not of material significance, the loss of the structure will have minimal effect on the historic character of the district, and the new development will be compatible, appropriate and beneficial to the district. To afford the Commission the ability to consider demolition on the basis of replacement development, the applicant shall submit the following information as required by the Commission or its staff:
- a. Elevations and floor plans.
 - b. A scaled streetscape drawing showing the new development in its context (usually including at least two building on either side).
 - c. A site plan showing the new development and structure(s) to be demolished.
 - d. A written description of the new development.
 - e. A time schedule for construction and evidence that the new construction will occur.
 - f. Any other information that would assist the Commission in determining the appropriateness of the new development and its value relative to the existing structure(s).
4. **Economics:** If requested by the applicant, the Commission shall consider whether the structure or property can be put to any reasonable economically beneficial use for which it is or may be adapted including (for income producing property) whether the applicant can obtain a reasonable economic return from the existing property without the demolition. The owner has the responsibility of presenting clear and convincing evidence to the Commission. The Commission may prepare its own evaluation of the property's value, feasibility for preservation, or other factors pertinent to the case. To afford the Commission the ability to consider the economic factors of demolition, the applicant shall submit the following information when required by the Commission:
- a. Estimate of the cost of the proposed demolition and an estimate of any additional costs that would be incurred to comply with recommendations of the Commission for changes necessary for the issue of a Certificate of Appropriateness.
 - b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
 - c. Estimated market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
 - d. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
 - e. For property acquired within twelve years of the date an application for a Certificate of Appropriateness is filed: amount paid for the property, the date of acquisition, and the party from whom acquired, including a description of the relationship, if any,

between the owner of record or applicant and the person from whom the property was acquired, and any terms of financing between the seller and buyer.

- f. If the property is income-producing, the annual gross income from the property for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- g. Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.
- h. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- i. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
- j. Copy of the most recent real estate tax bill.
- k. Form of ownership or operation of the property, whether sole proprietorship, for profit or non-for-profit corporation, limited partnership, joint venture, or other method.
- l. Any other information that would assist the Commission in making a determination as to whether the property does yield or may yield a reasonable return to the owners, e.g. proforma financial analysis.

DEMOLITION OF ACCESSORY STRUCTURES

DEFINITION: An accessory structure is any structure associated with a property's primary structure, but is subordinate in use, size, bulk, area, and/or height to the primary structure.

EXEMPT FROM REVIEW AND APPROVAL

Accessory structures, provided:

- Structure is freestanding, and
- Structure is constructed without a permanent foundation, and
- Structure is one (1)-story in height, and
- Structure is under 144 sq. ft.

Listed below are criteria for the demolition of accessory structures. It should be noted that every case is unique and reviewed on an individual basis. In many cases, a combination of the below listed criteria may be used to justify the demolition of an accessory structure.

GENERAL CONSIDERATIONS FOR THE DEMOLITION OF ACCESSORY STRUCTURES

- **Historical significance:** Because the preservation plan does not identify non-contributing accessory structures, the IHPC will determine whether the structure contributes to the historic character of the primary structure or district based on historical and architectural research.
- **Architectural significance:** The IHPC will consider whether or not the structure exhibits stylistic detailing that contributes to its uniqueness. For example, the design of a garage may reflect the architectural style of the property's house. The structure may also be significant for its construction method if it represents a variation, evolution, or transition of construction practices.
- **Architectural integrity:** The IHPC will consider if the architectural design of the structure has been altered and/or sufficient historic material has been removed in such a way that it compromises the overall integrity of the building. This may include a combination of the following:
 - a. Removal or alteration of original door and/or window openings
 - b. Removal or alteration of original garage/barn/pedestrian doors
 - c. Installation of artificial siding
 - d. Alteration of the original building footprint and/or roofline
 - e. Loss of original materials from removal and/or deterioration
- **Functionality:** The IHPC will consider whether or not the structure can be put to any reasonable use. For example, an historic one-car garage may be too small to house a modern-day vehicle, but may still function as storage. When assessing reasonable use, the following factors may be considered:

- a. Costs associated with maintaining the historic structure in relation to the extent to which it can be reasonably used
 - b. Proposed replacement plans
 - c. Alternatives to demolition that could accomplish the desired use
- **Structural condition:** The IHPC will consider if one or more significant structural problems exist and whether or not rehabilitation of that structure would result in most of the historic materials being replaced, resulting in essentially a new building. Factors considered may include, but are not limited to, the following:
 - a. Quality of original construction
 - b. Bowing walls
 - c. Lack of a foundation
 - d. Extensive siding repair
 - e. Termite damage
 - f. Rotted wood
 - g. Integrity of roof system
- **Location on the property:** The IHPC may consider the building's location on the property and whether or not it is visible from the public right-of-way when assessing the impact that demolition will have on a historic district. However, location alone typically does not justify demolition.